

## 3621 NW 63RD ST, UNIT E

OKLAHOMA CITY, OK 73116



### PROPERTY DESCRIPTION

Unit E is a well-appointed unit in a dental condominium development. The property is 2 blocks west of the Lake Hefner Parkway (SH 74) and 2 blocks north of the Northwest Expressway - providing convenient access to all areas of Oklahoma City. The property has been well maintained and has a TPO membrane roof. An adjoining unit is undergoing extensive renovations, a testament to the property's continued viability. The existing occupants in the development include an endodontist, periodontist, orthodontist. There is also an on-site dental lab.

### PROPERTY HIGHLIGHTS

- Richly appointed interiors
- 10-11 operator rooms
- Large waiting areas
- 2 practitioner offices, staff room, business office, etc.
- Adjoining common conference room for the use of all condo owners

### OFFERING SUMMARY

<b>Sale Price:</b>	\$375,000
<b>Building Size:</b>	3,512 SF
<b>Year Built:</b>	1974
<b>Price/SF:</b>	\$106.78
<b>Market:</b>	Northwest OKC

### CRAIG TUCKER

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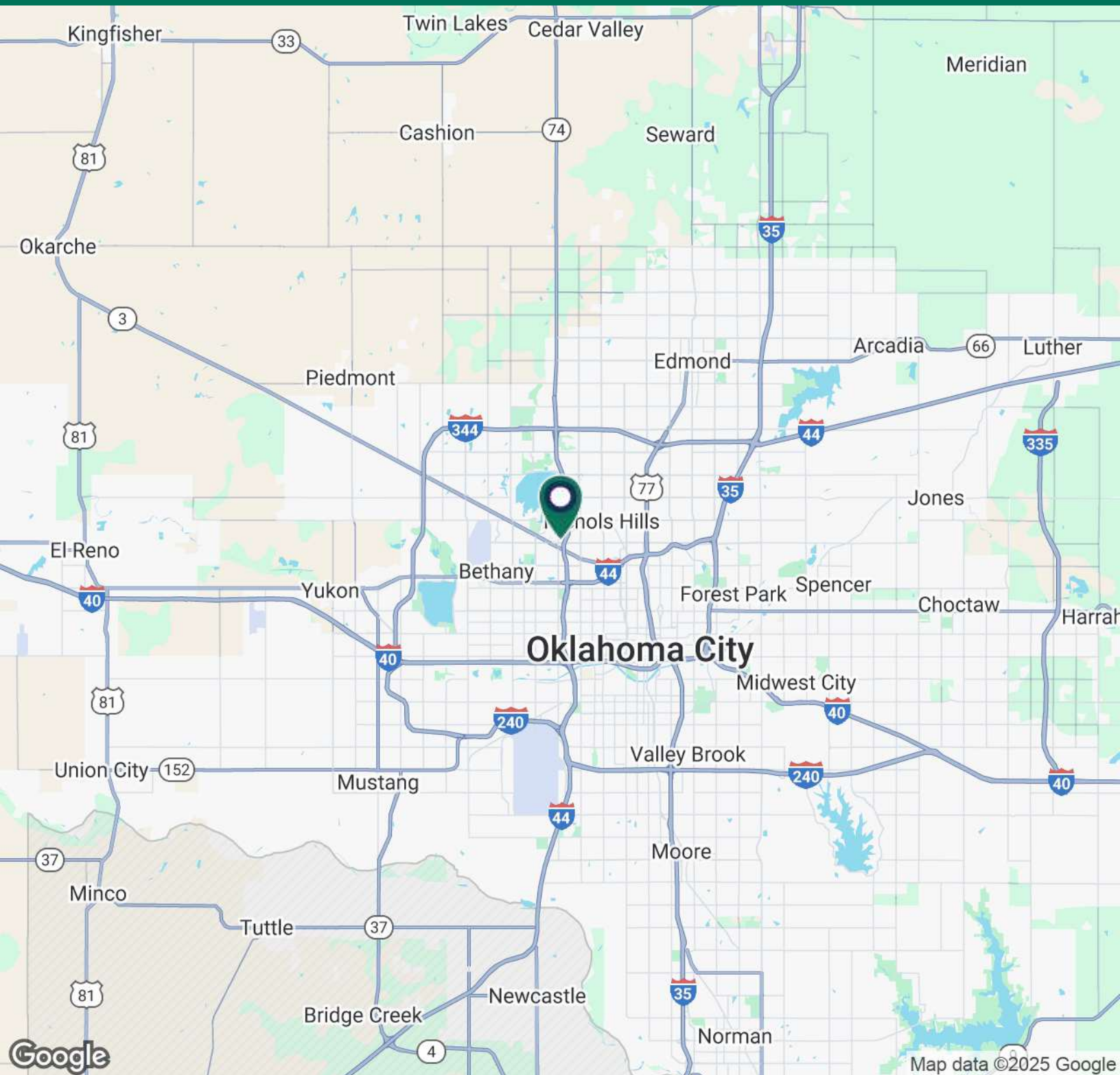
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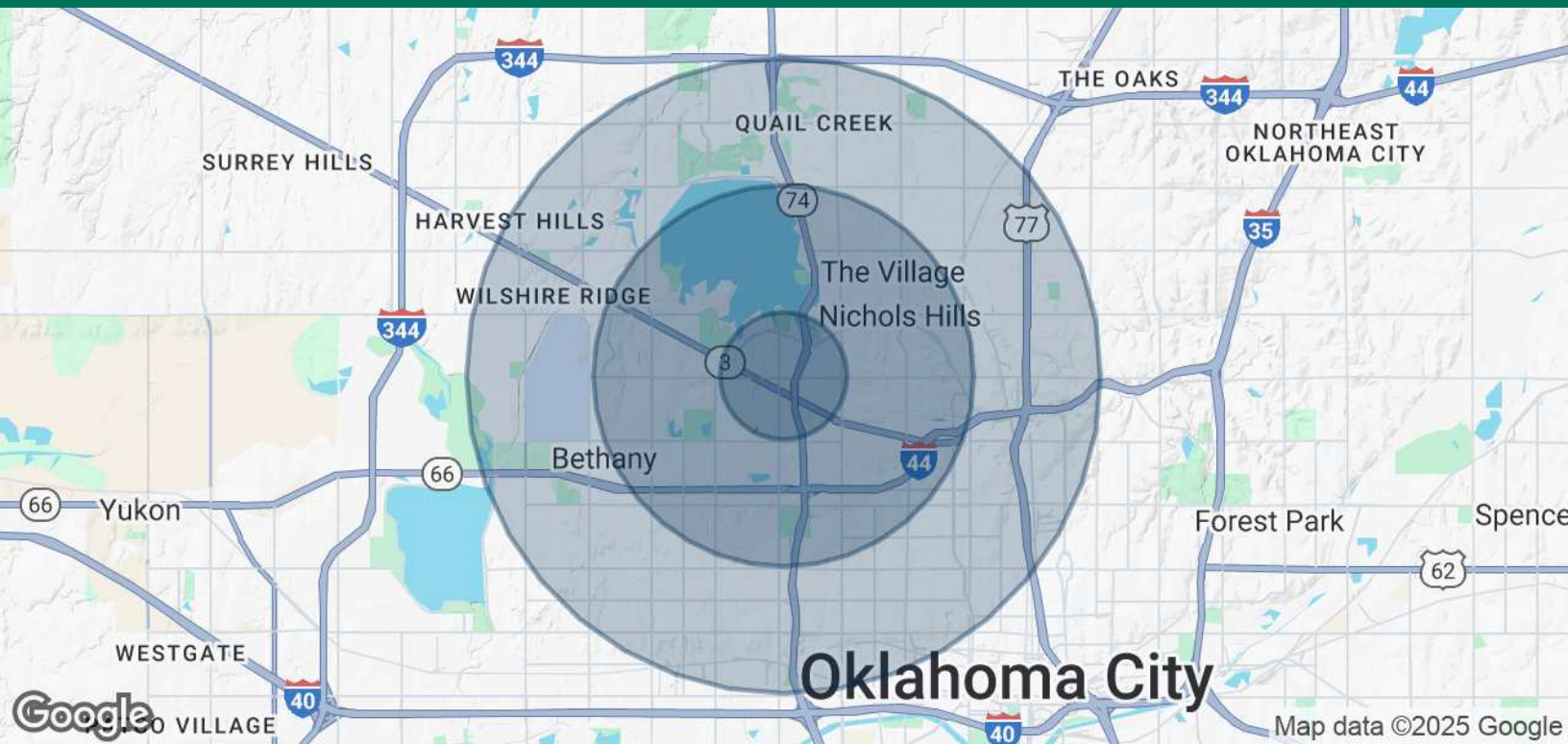
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,082	91,956	236,348
Average Age	41	40	39
Average Age (Male)	40	39	38
Average Age (Female)	43	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,848	40,872	103,164
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$76,295	\$84,667	\$82,787
Average House Value	\$239,870	\$293,045	\$264,396

Demographics data derived from AlphaMap

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