744 SE 25TH STREET

OKLAHOMA CITY, OK 73129

FOR

SALE



LOCATION DESCRIPTION

Located in the southwest corner of SE 25th Street and Phillips Avenue, one mile west of I-35. The building sits on \pm 49,807 SF plus an adjacent lot of land consisting of \pm 33,302 SF.

PROPERTY HIGHLIGHTS

- Large lot with ample parking
- Close to I-35
- Currently operating as a charter school
- Possible use: office, school, day care, nursing home
- ±32 parking spaces
- Includes a vacant lot on the southwest side of property (±33,302 SF)

OFFERING SUMMARY

Sale Price:	\$749,900
Building Lot Size:	±49,807 SF
Vacant Lot Size:	±33,302 SF
Building Size:	±11,100 SF
Price / SF:	\$67.56 / SF
Year Built:	1990
2024 Taxes (Building):	\$6,278
2024 Taxes (Vacant Lot):	\$152

PROPERTY PRICED TO SELL "AS-IS"

TOM FIELDS

tfields@priceedwards.com 0: 405.239.1205

MONICA WITTROCK

mwittrock@priceedwards.com 0: 405.843.7474

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited.

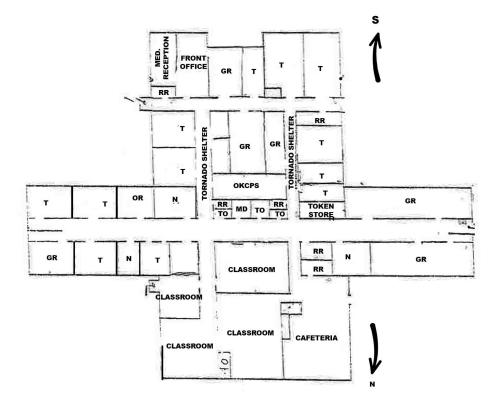
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744 SE 25TH ST

4/22/25, 12:39 PM

WP50 Oklahoma County Assessor Real Account Detail



As a property owner, you have **Rights, Remedies, & Responsibilities** regarding your assessment.

Read more

OKLAHOMA CITY, OK 73129

A MARKET							em				
Home			Contact	Us	Gue	est Book	Map Sear	ch	New	Search	
Real Proper	rty Display	- Screen 1	Produce	d 4/22/2	2025 12:39:0	1 PM					
Account: R1	count: R131886030 Type: Commerce			cial 🧕	bingmaps	Location: 744		744 SE 25	4 SE 25TH ST		
Building Na	ilding Name/Occupant: POSIT		ITIVE CHAN	IGES	Map Parcel		OKLAHOMA CITY				
Owner Nam	where Name 1: LBL INVESTMENTS			IENTS LLC		Parcel PIN#:		1638-13-188-6030			
Owner Nam	ie 2:					1/4 section #:			1638	3	
Owner Nam	ie 3:					Parent Acct:					
Billing Addr	lling Address: 301 NW 63RD ST			ST, Unit 650		Tax District:		TXD 3	00		
City, State, 2	Zip		OKLAHOMA CITY, C			3116	School System:	Oklahoma City #89			
Country: (If	noted)		UNITED STATES				Land Size:	49,	49,807.0000 Square Fee		
Pers	sonal Prope	erty Land Value			nd Value: 39,8	344	Treasurer:		Click to Vie	w Taxes	
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2023	476,800			5,800	52,4				\$6,206	\$(
2022	476,800		476,800		52,4						
					52,4	48 0	52,448	112.69	\$5,910	\$	
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https://docs.oklahomacounty.org/assessorwp5/AN-R.asp?PROPERTYID=48230

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OKLAHOMA CITY, OK 73129

744 SE 25TH ST

4/22/25, 12:42 PM

WP50 Oklahoma County Assessor Real Account Detail

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Stay current with the latest News Releases from the Oklahoma County Assessor's Office

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Jwner Na							Parent Acct:			9-567-1040
			201 NW 63	PD ST I	Init 650			Tax District:		CD 300
0				301 NW 63RD ST, Unit 650 OKLAHOMA CITY, OK 73116						na City #89
Country: (If noted)			OKLAHO	MACITY	, OK 731	16	Land Size:			na City #89 15 Acres
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Personal Property					lue: 26,80		(
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2025	26,80		12,154		1,336	0	1,336	119.70	\$160	0
2024	26,80	7	11,576		1,272	0	1,272	119.70	\$152	\$201
2023	26,80	7	11,025		1,212	0	1,212	118.33	\$144	\$205
2022	26,80	7	10,500		1,155	0	1,155	112.69	\$130	\$202
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