

1020 24th Avenue N.W.
NORMAN, OK 73069

Office Building For Sale

11,765 SF on 0.85 Acres MOL

\$2,450,000 (\$208.25/SF)

100% Occupied



NAIRED

**COMMERCIAL
REAL ESTATE**

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PROPERTY HIGHLIGHTS

- \$188,098.29 Actual NOI
- 7.68% Actual Cap Rate
- Projected NOI October 2025: \$224,143.13
- Projected Cap Rate October 2025: 9.15%
- 15% Rent Increase in October 2025
- Multi-Tenants: VA Clinic & Dental Office
- Zoned: C-1
- Built in 2000 & Renovated in 2018
- Parking Ratio: 3.4/1,000 SF

LOCATION HIGHLIGHTS

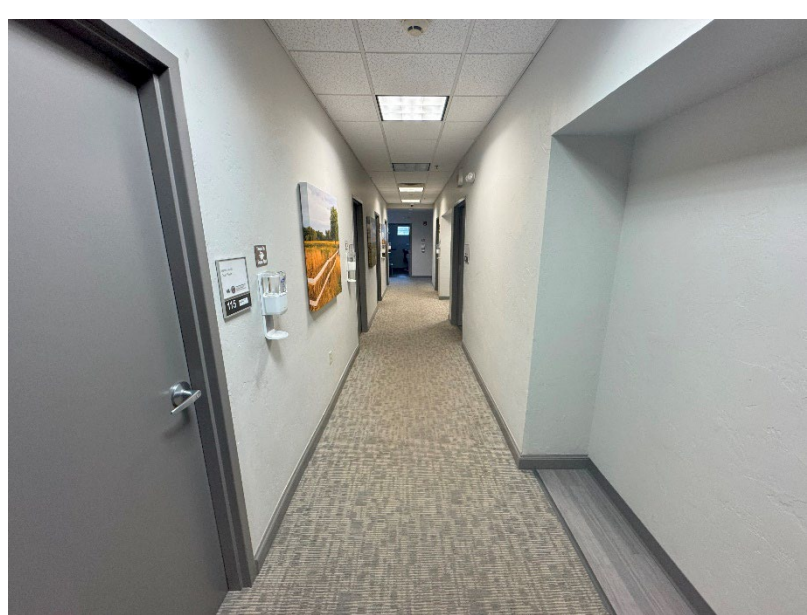
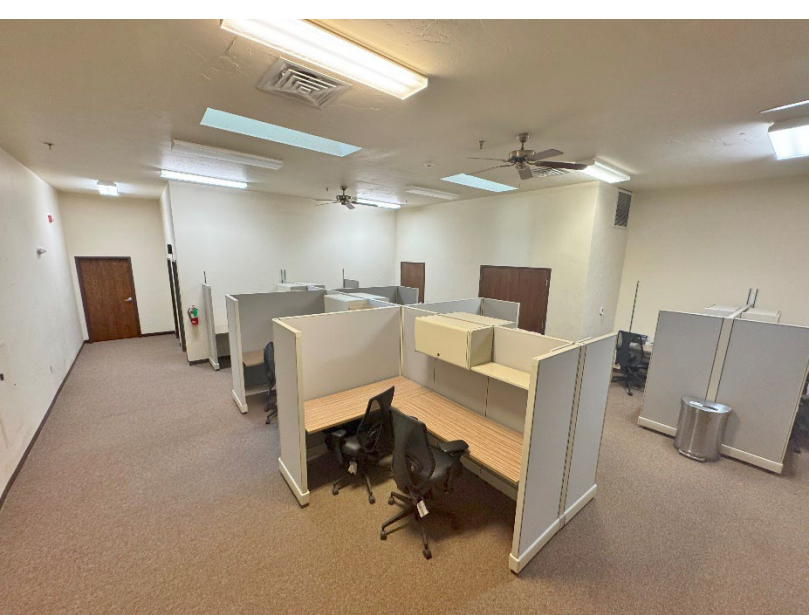
- Easy Access to I-35

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	6,403	65,948	117,993
AVERAGE HOUSEHOLD INCOME	\$79,642	\$84,562	\$79,533
TOTAL HOUSEHOLDS	2,872	25,678	46,785

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