

1808 COMMONS CIRCLE YUKON, OK 73099

Office Building For Sale

6,798 SF on 0.48 Acres MOL

\$1,700,000

100% Occupied



NAIRED

COMMERCIAL
REAL ESTATE

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NAIRED.COM

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CADE FLESNER
760.889.2305
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PROPERTY HIGHLIGHTS

- \$116,403.26 Actual NOI
- 6.85% Actual Cap Rate
- Projected NOI October 2025: \$144,710.13
- Projected Cap Rate October 2025: 8.5%
- 15% Rent Increase in October 2025
- Single Tenant: VA Clinic
- Zoned: Urban Commercial
- Built: 2014

LOCATION HIGHLIGHTS

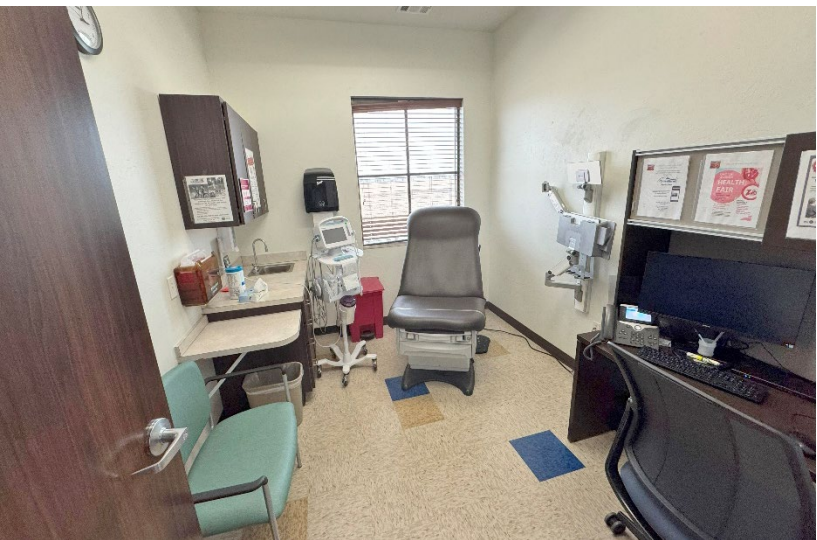
- Easy Access to I-40
- Located in Canadian County



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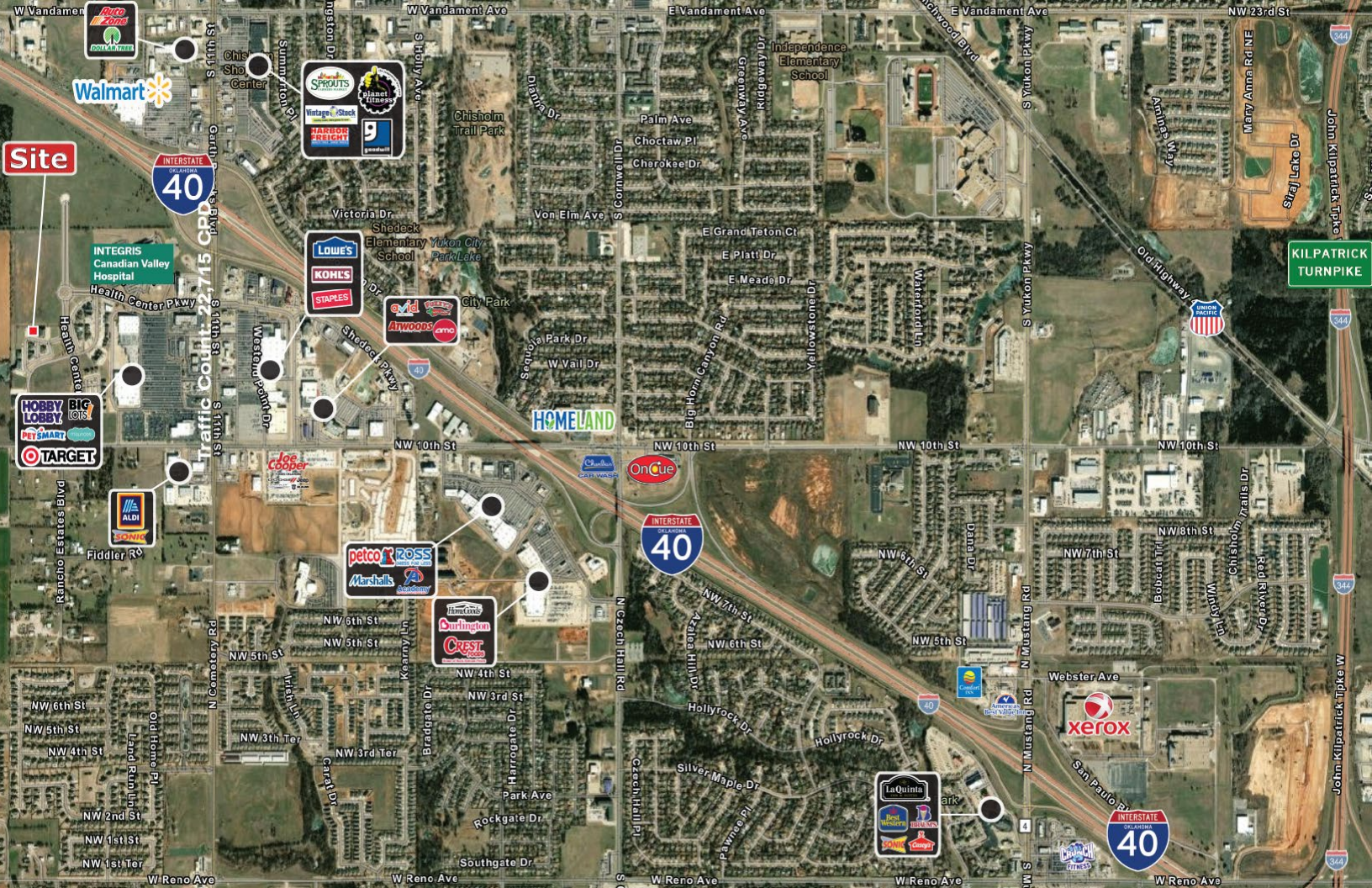


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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	1,971	40,905	73,385
AVERAGE HOUSEHOLD INCOME	\$106,725	\$89,607	\$90,247
TOTAL HOUSEHOLDS	758	15,763	29,829

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