

EDGEWATER OFFICE PARK
3801 N.W. 63RD STREET,
BUILDINGS 2 & 3
OKLAHOMA CITY, OK 73116

Office Buildings For Sale

\$1,450,000

14,976 RSF

NAIRED

COMMERCIAL
REAL ESTATE

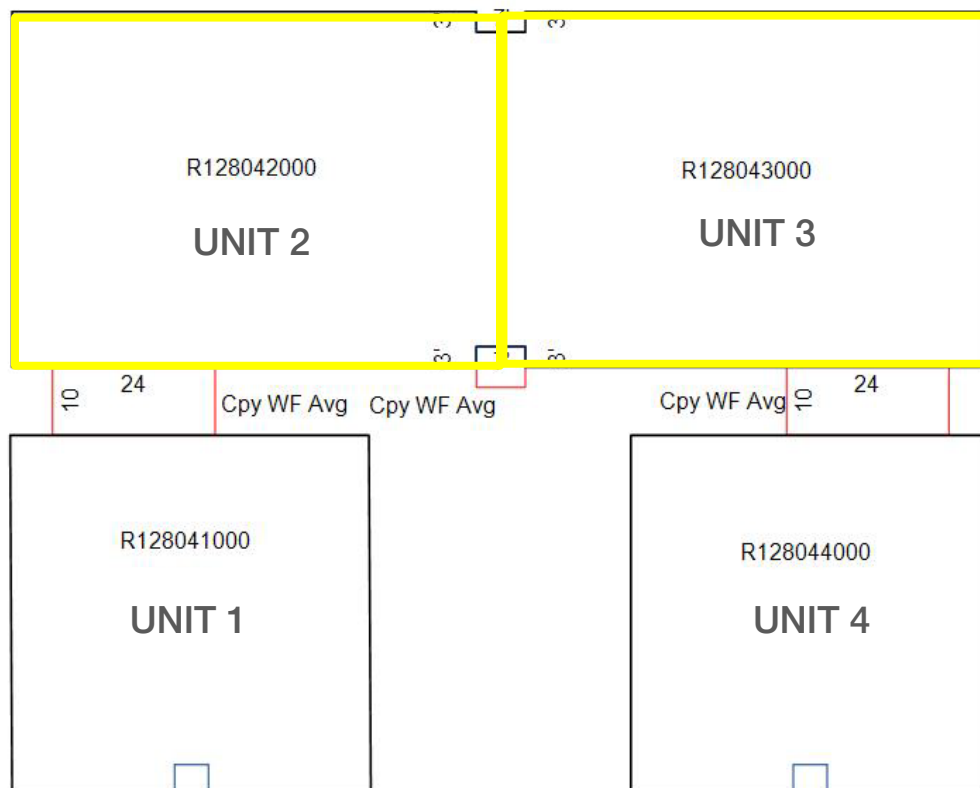


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EXECUTIVE SUMMARY

We are offering for sale the property known as Edgewater Office Park, 3801 N.W. 63rd Street, in the northwest Oklahoma City submarket.

This property is a part of a 3-unit complex and has a 14,976 square feet on two levels. The lot size is approximately 2 acres, and there is cross parking and cross access with the other two properties, including a condo association agreement. There is ample parking here.

The property offers a great opportunity for an owner/occupant looking for an office property at \$100 per square foot. An owner/investor could also occupy a portion of the building and have income from the tenants who would occupy a portion of the property.

Please contact us for a personal tour of this great investment opportunity in an A+ location.

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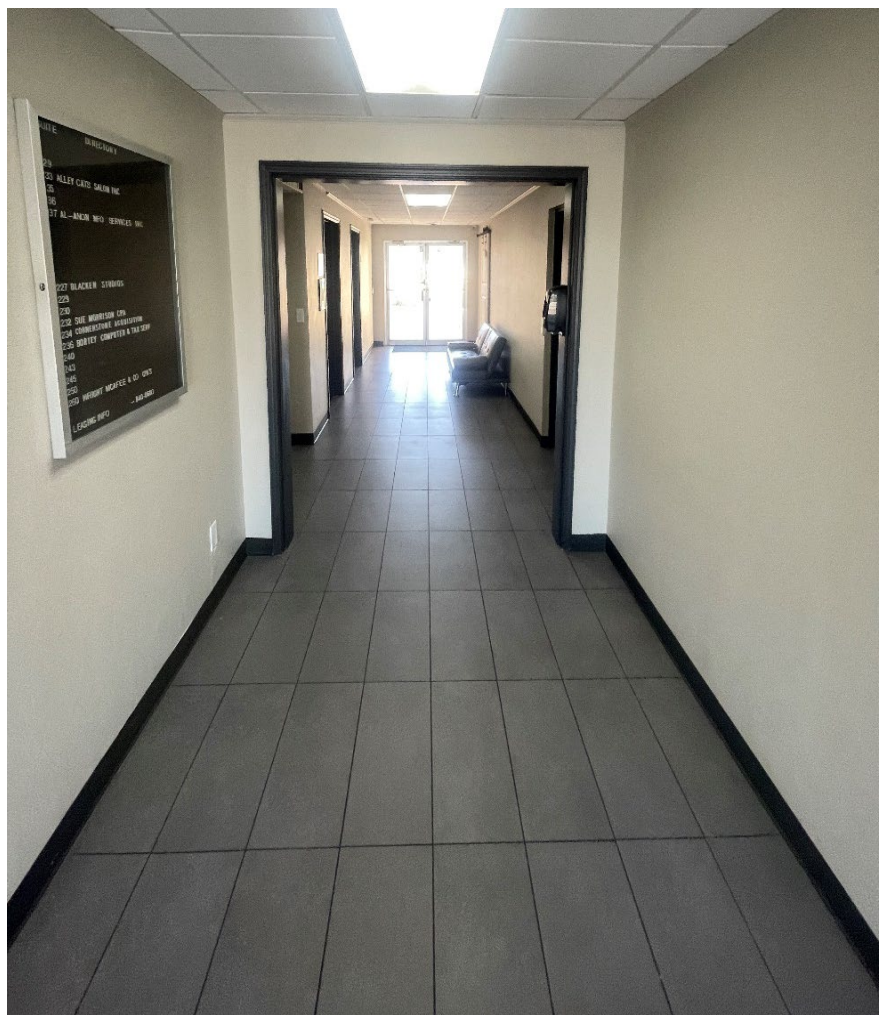
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PROPERTY HIGHLIGHTS

- Convenient Address along N.W. 63rd Street
- Ample Parking (Ratio: 4.88/1,000 SF)
- Common Areas Recently Updated
- Exterior Recently Painted
- 1/2 Mile to N.W. Expressway & Lake Hefner Parkway
- Many Restaurants and Retailers Close By
- Built in 1977
- Zoned: C-3

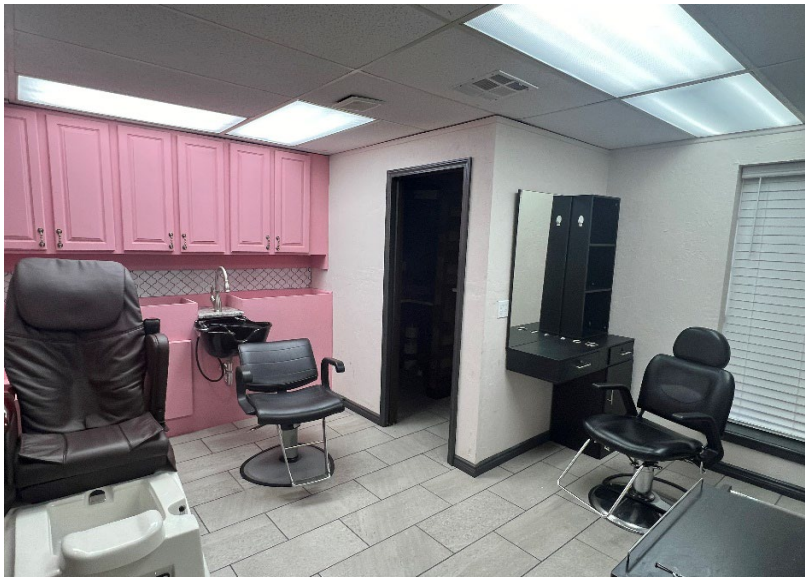


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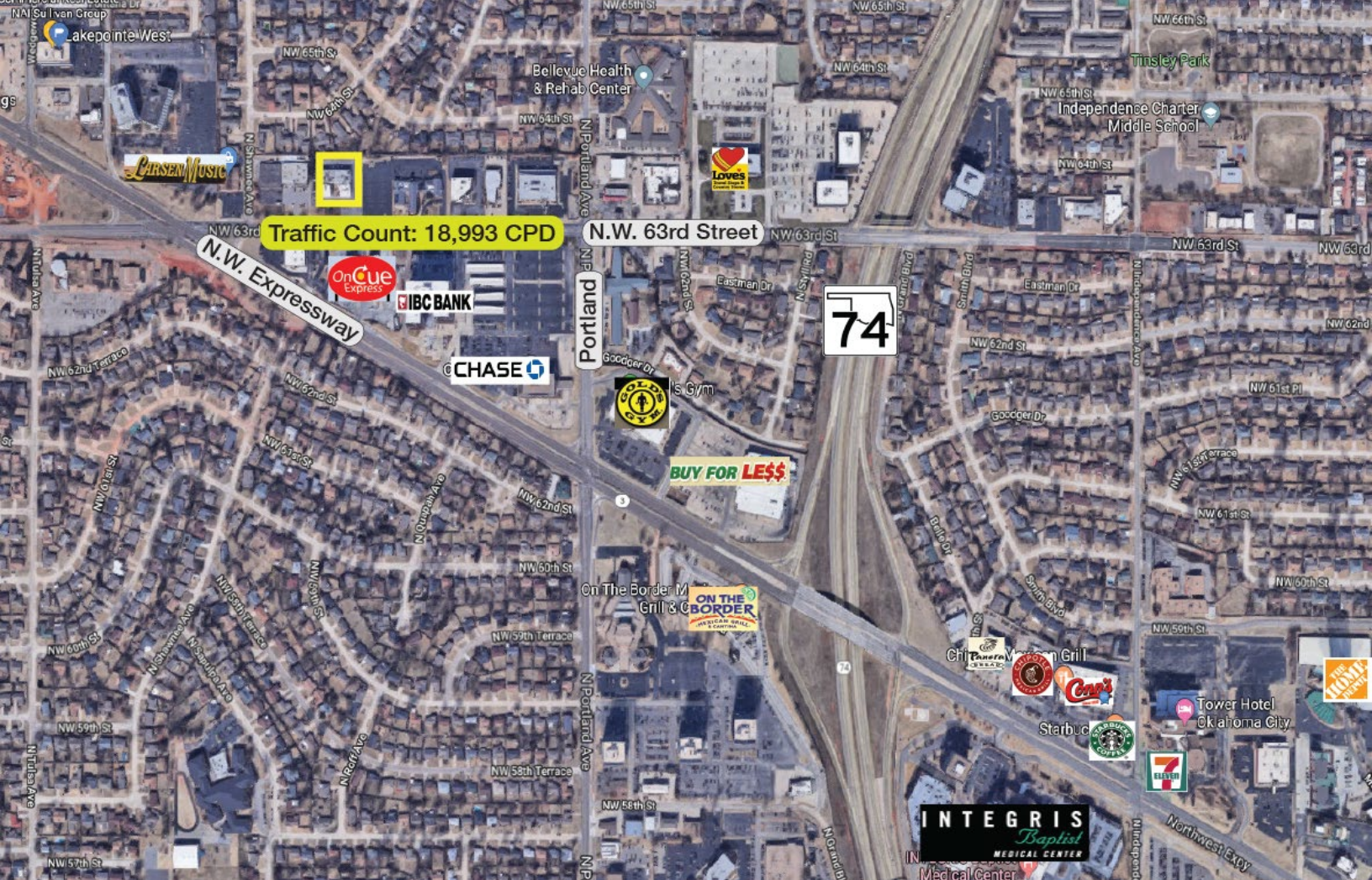


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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	9,859	90,362	253,146
AVERAGE HOUSEHOLD INCOME	\$56,666	\$50,733	\$48,388
TOTAL HOUSEHOLDS	4,614	40,387	110,713

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