



DENTAL OFFICE SPACE FOR SALE

3621 NW 63RD ST, UNIT E

Oklahoma City, OK 73116



CORRY MAZZA

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CHASE ANDERSON

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$299,000
Building Size:	3,600 SF
Price / SF:	\$83.06
Zoning:	O-2
Market:	Oklahoma City
Submarket:	NW Oklahoma City

PROPERTY OVERVIEW

Check out this great purchase opportunity of a turnkey dental office in the heart of Oklahoma City. The office condominium is Unit E, inside an office complex with a wonderful mix of dental synergies including, general dentistry, orthodontics, periodontics, and endodontics. The property has been well maintained and the office park is currently undergoing some cosmetic upgrades. The clinic is outfitted with 10 operatories, multiple restrooms, large waiting area, reception, multiple private offices and an employee breakroom. The property is located just seconds from Lake Hefner Parkway and NW Expressway, allowing for convenient access from all parts of Oklahoma City. Don't miss this great opportunity.

PROPERTY HIGHLIGHTS

- Move in ready Dental Office
- Ample Parking
- Great dental synergies
- Great location

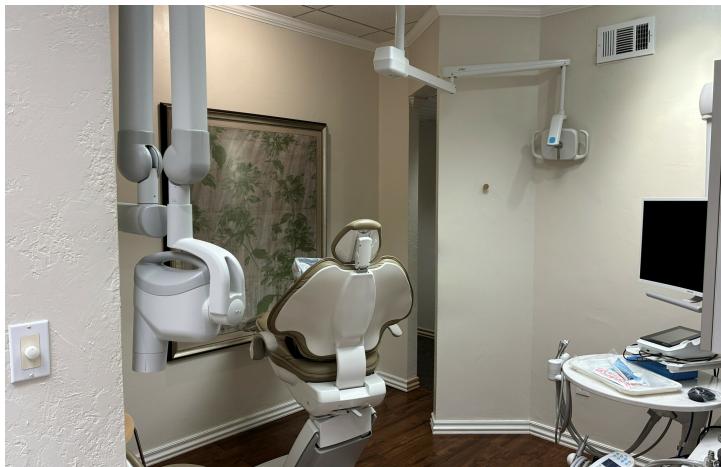
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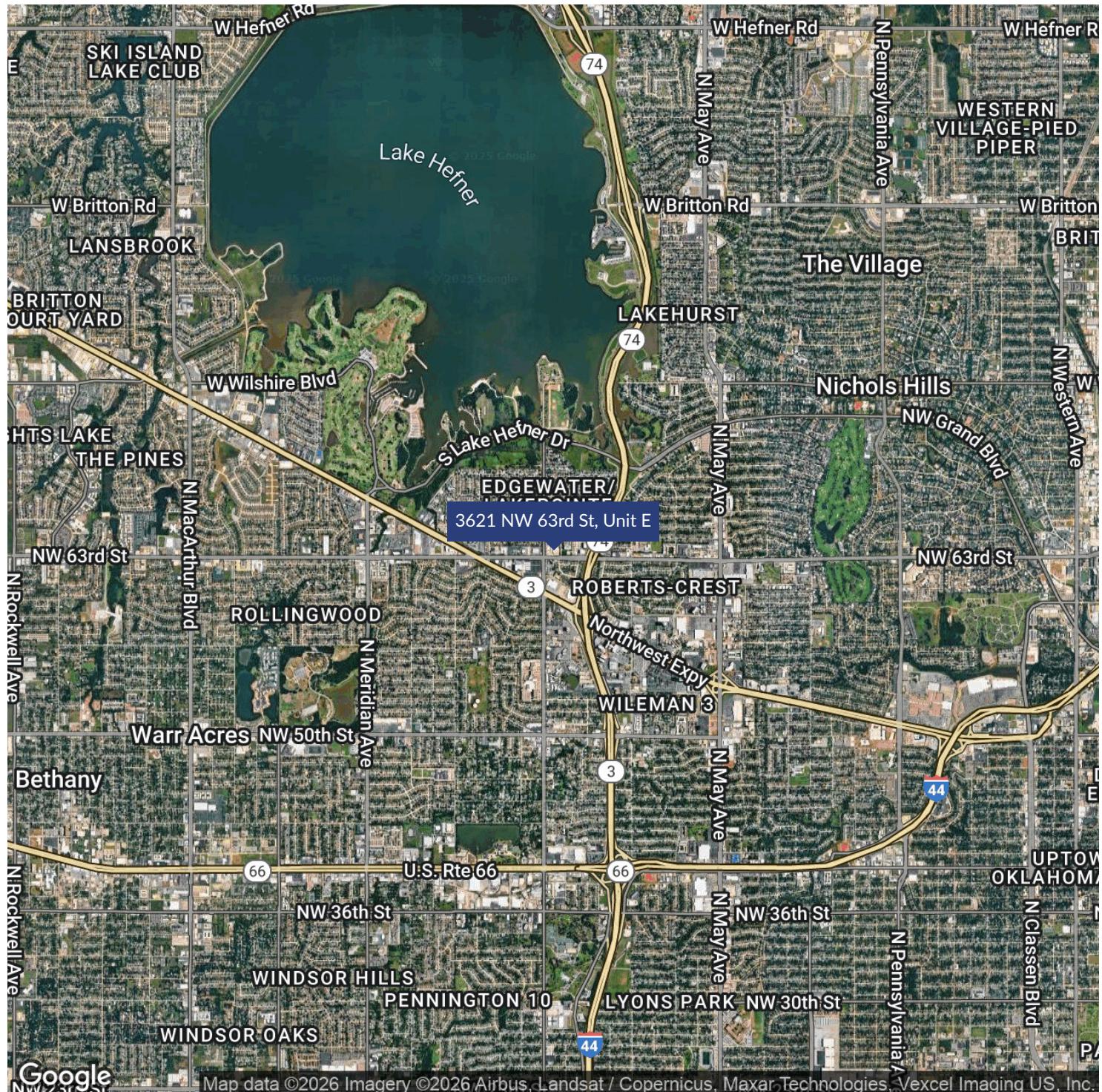
ADDITIONAL PHOTOS



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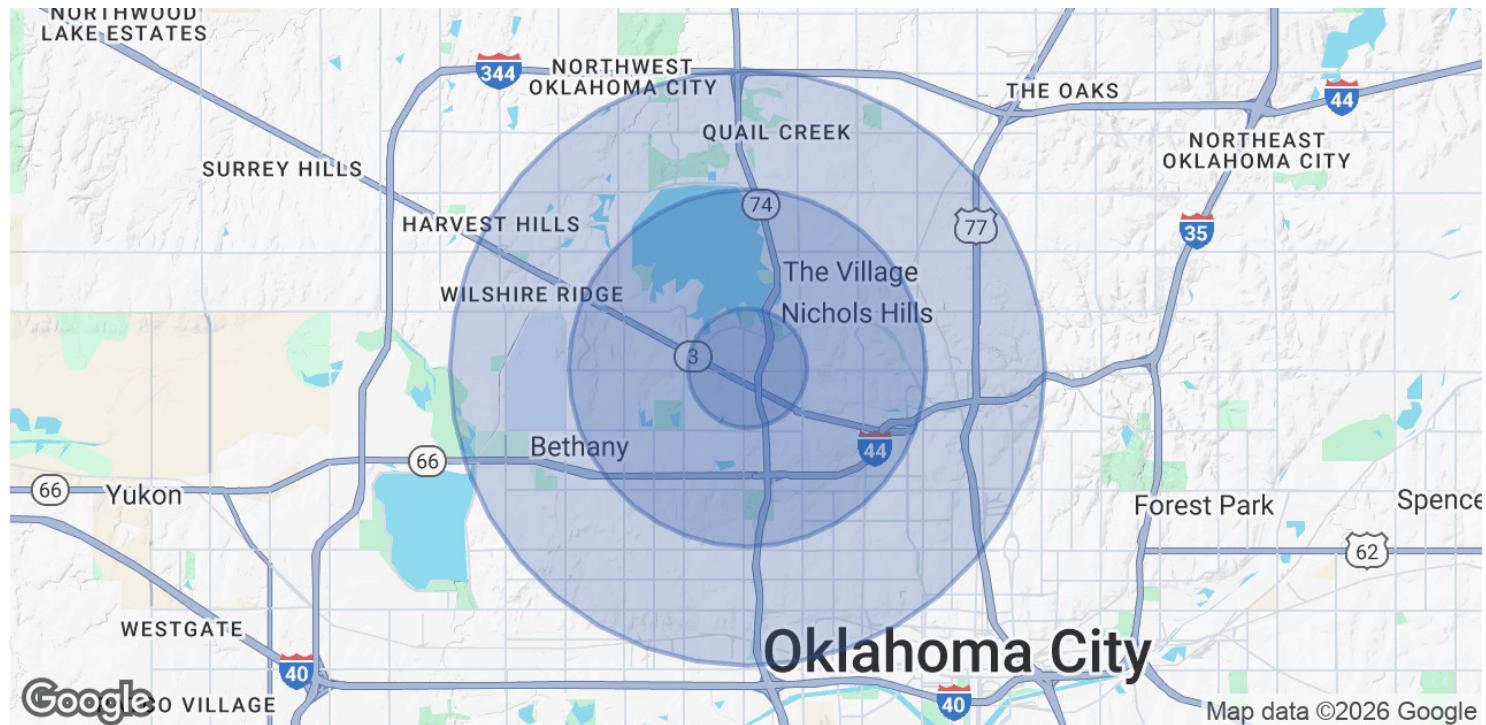
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,789	91,956	236,348
Average Age	42	40	39
Average Age (Male)	40	39	38
Average Age (Female)	43	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,690	40,872	103,164
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$76,947	\$84,667	\$82,787
Average House Value	\$233,834	\$293,045	\$264,396

Demographics data derived from AlphaMap