

213 EAST MAIN STREET

213 EAST MAIN STREET CALERA, OK 74730



## BRANDY RUNDEL

retail leasing associate  
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**Sale Price**  
\$3,538,600

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## PROPERTY DESCRIPTION

Presenting a versatile commercial building in the heart of Calera, Oklahoma, originally designed as an Urgent Care facility. This property offers a range of possibilities for medical, office, or mixed-use purposes.

Located in the trade area of the Choctaw Nation, this property is just minutes away from the Choctaw Casino, which attracts 6 million visitors annually.

No urgent care facilities currently serve this high-traffic area, offering a unique opportunity for a healthcare provider.

This property is not only ideal for medical use but also offers endless potential for various business ventures, from office space to residential conversions. The land itself presents additional opportunities for development or expansion.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$3,538,600
<b>Lot Size:</b>	1.76 Acres
<b>Building Size:</b>	15,824 SF
<b>NOI:</b>	\$173,468.00
<b>Cap Rate:</b>	6.0%

## PROPERTY HIGHLIGHTS

- Large Reception Area: Welcoming and spacious for high patient or client traffic
- 14 Exam Rooms: Ready-to-use, ideal for a healthcare setup
- Lab and Trauma Bay: Fully equipped for various medical needs
- Radiology Suite: Includes 2 Lead X-ray rooms
- Multiple Offices: Suitable for administration or additional services.
- Upstairs Space: A large area featuring office space and an apartment for an attending physician. Alternatively, this space could be rented out as office suites or converted into small apartments for extra income.
- On-site Pharmacy: A functioning pharmacy with an owner open to continuing the lease, providing an immediate revenue stream.
- Fiber Optic Connectivity: High-speed internet and phone systems are already in place.

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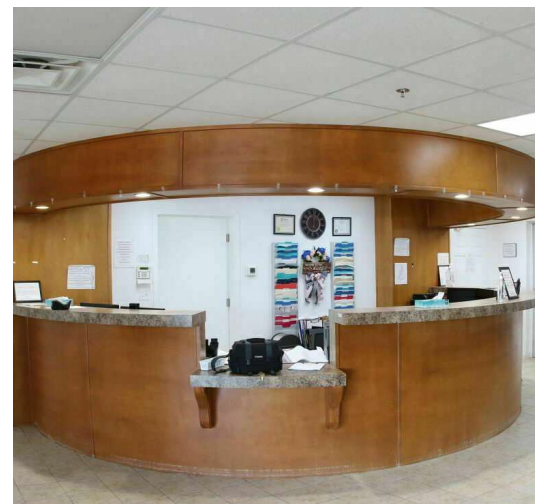
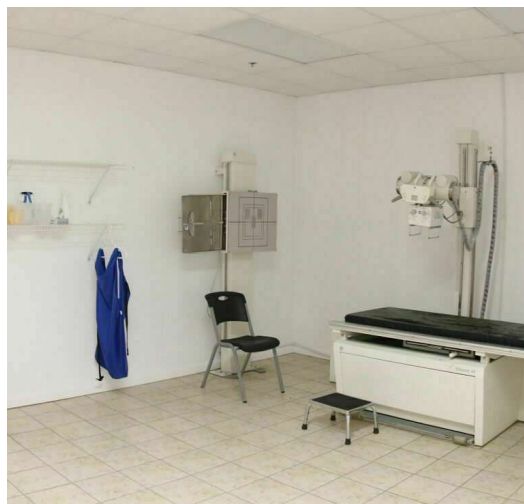
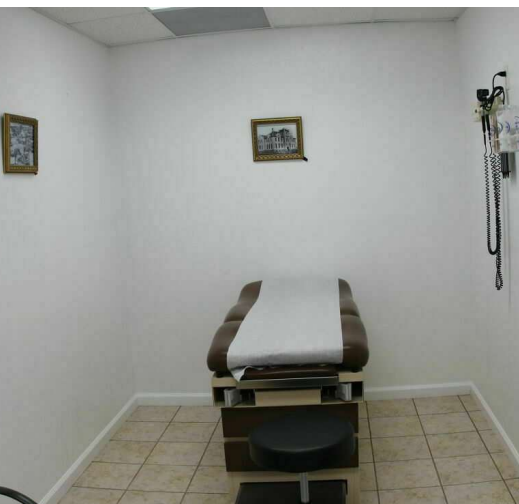
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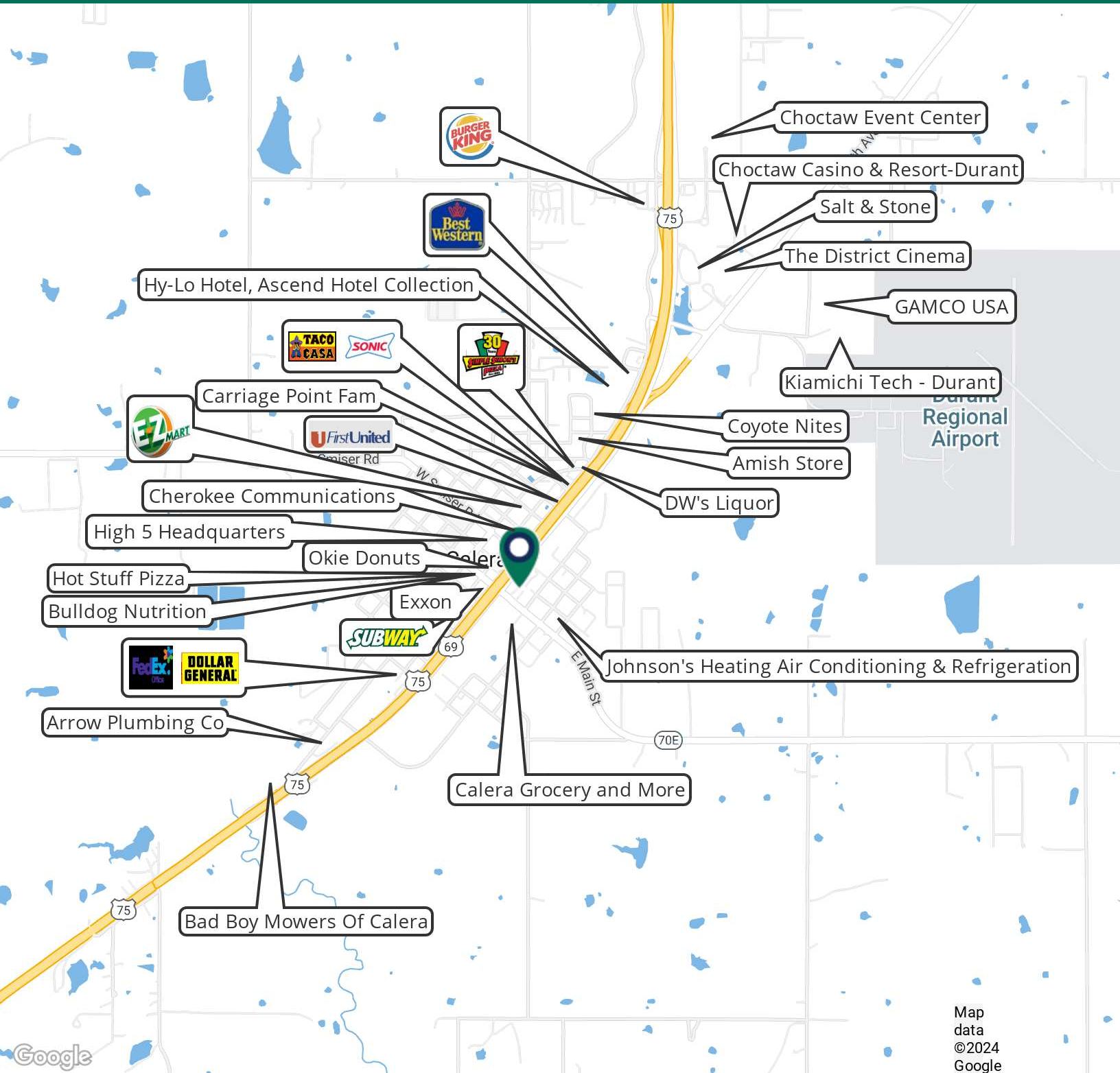
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Map data ©2024 Google

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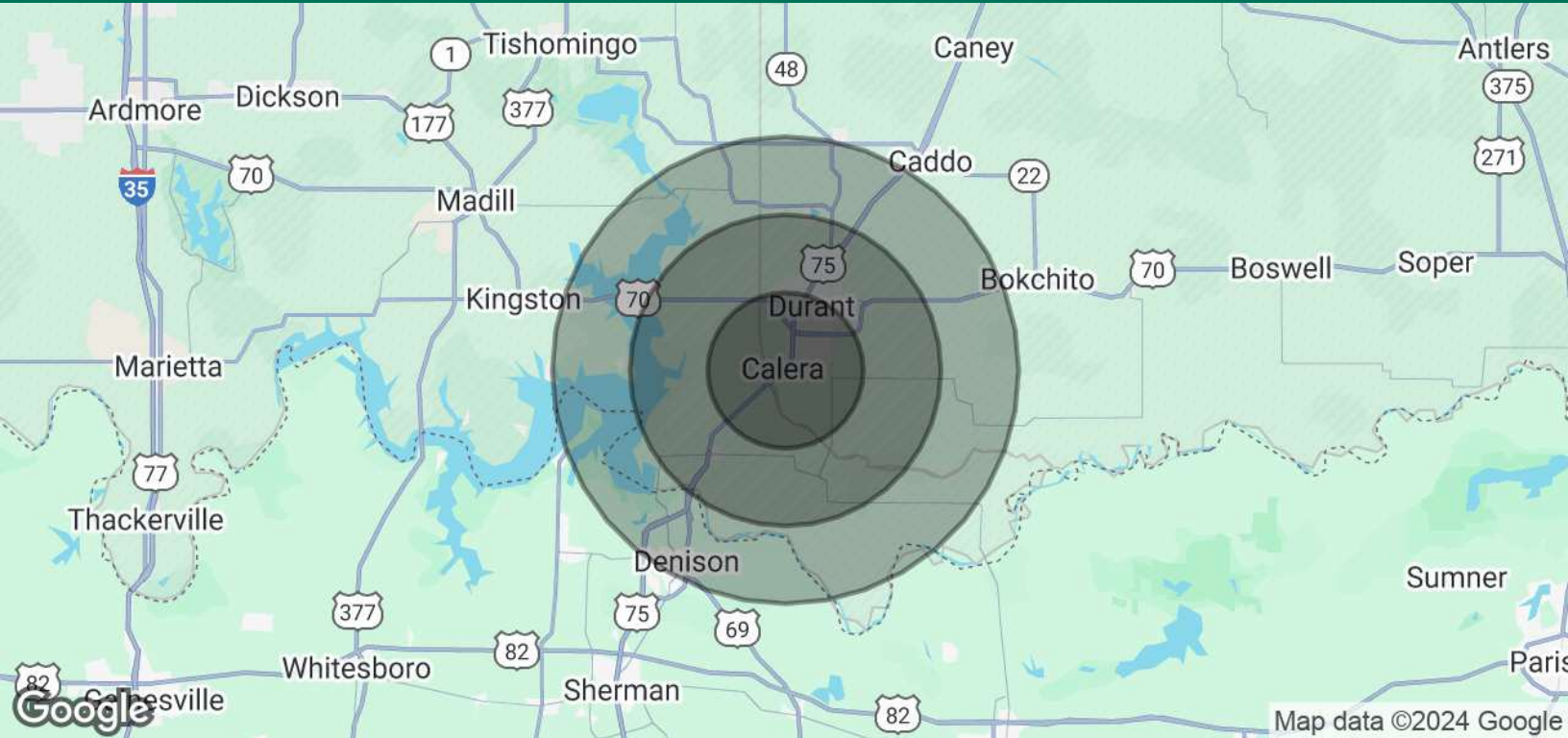
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	9,666	39,027	71,157
Average Age	38	39	41
Average Age (Male)	37	38	39
Average Age (Female)	39	40	42
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	3,743	15,060	27,978
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$74,423	\$78,064	\$78,327
Average House Value	\$170,859	\$198,157	\$207,410

Demographics data derived from AlphaMap

09162024

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