



OFFICE SPACE FOR SALE OR FOR LEASE

7900 NW 23RD ST

Bethany, OK 73008



CORRY MAZZA

405.845.5101

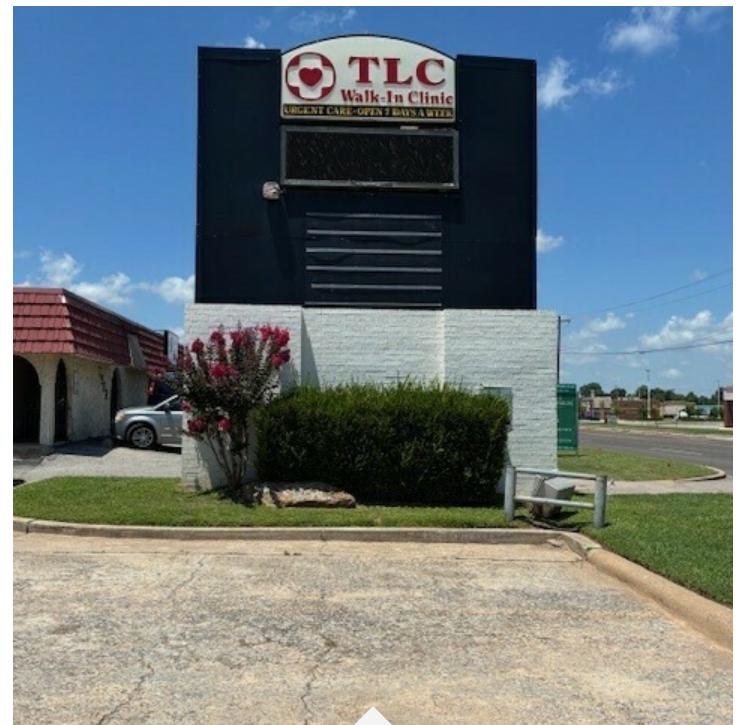
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CHASE ANDERSON

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PROPERTY DETAILS & HIGHLIGHTS



Don't miss this great office space for purchase or lease at 7900 NW 23rd in Bethany, OK. This property has multiple suites that can be leased, combined for an owner occupant, or a value add to an investor. The property currently has a long term lease in place with a healthcare tenant occupying 3,542 square feet, providing immediate income. The property has ample parking, and great visibility in the heart of Bethany, OK.

- Prime location
- Ample parking
- Great visibility
- Flexible floor plan
- Commercial zoning for Office or Retail
- Immediate income
- Perfect for owner user or investor

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PROPERTY DETAILS

Sale Price	\$549,000
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Lease Rate	\$5.00 - 10.00 SF/YR FULL SERVICE
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PROPERTY INFORMATION

Property Type	Office or Retail
Property Subtype	Office Building
Zoning	C-G
Lot Size	24,716 SF
APN #	R173800995

PARKING & TRANSPORTATION

Parking Ratio	3.5
Number of Parking Spaces	28

AVAILABLE LEASE SPACES

Suite 2 - 355 SF \$10/SF FS	General Office
Suite 4 - 580 SF \$10/SF FS	General Office
Suite 6 - 580 SF \$10/SF FS	General Office
Suite 9 - 1216 SF \$5/SF FS	Former Dental space in shell condition, ample plumbing available

LOCATION INFORMATION

Street Address	7900 NW 23rd St
City, State, Zip	Bethany, OK 73008
County	Oklahoma

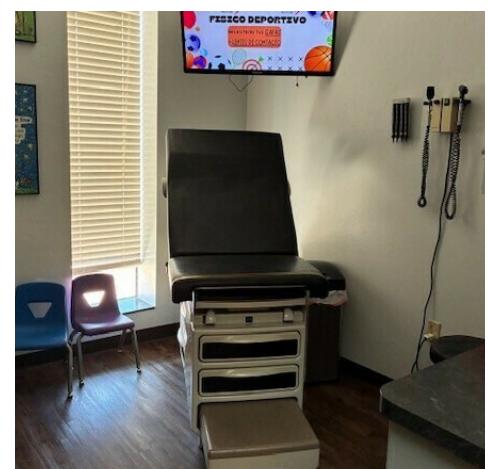
BUILDING INFORMATION

Building Size	7,244 SF
Building Class	B
Tenancy	Multiple
Number of Floors	1
Year Built	1975
Number of Buildings	1

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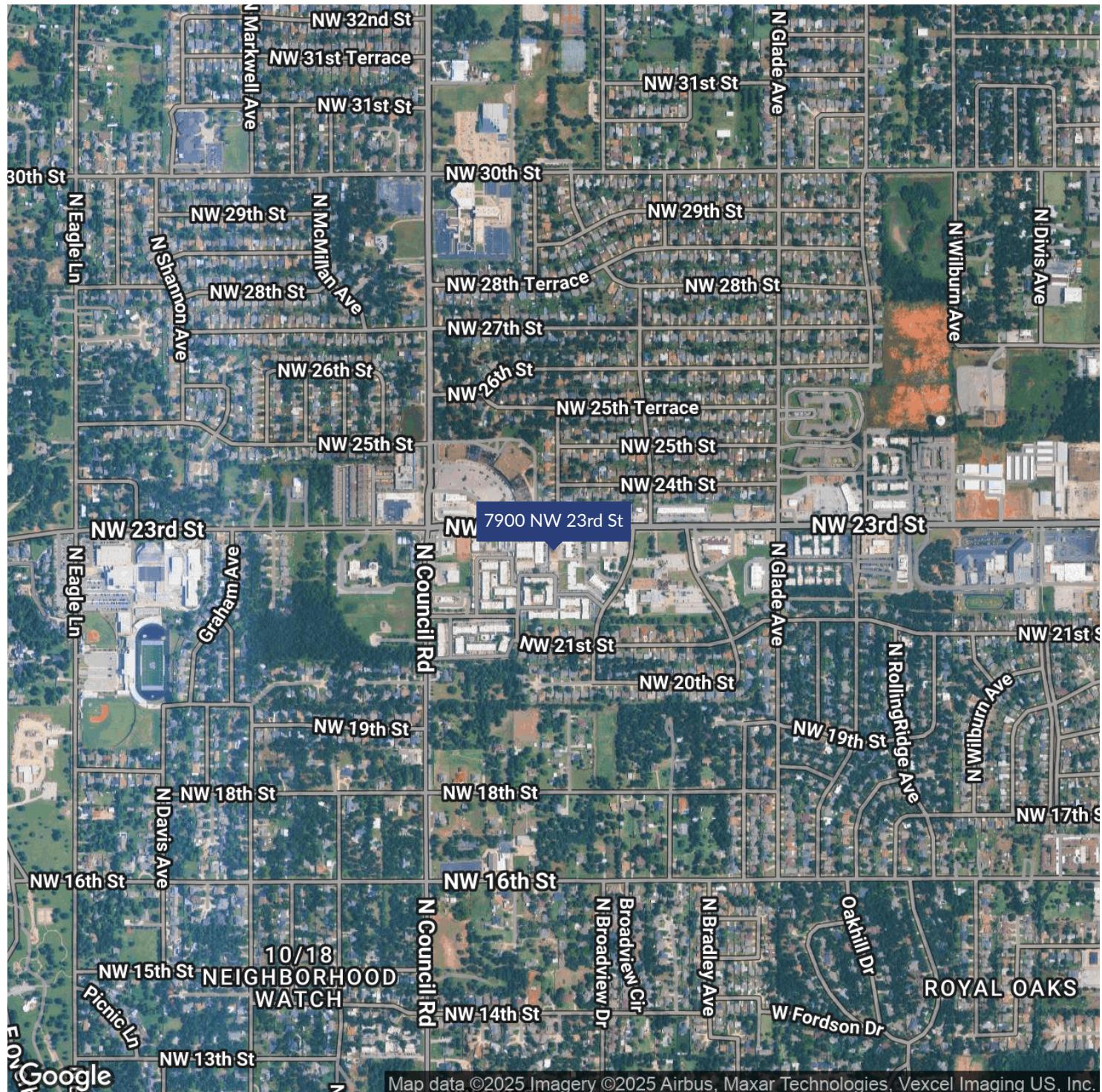
ADDITIONAL PHOTOS



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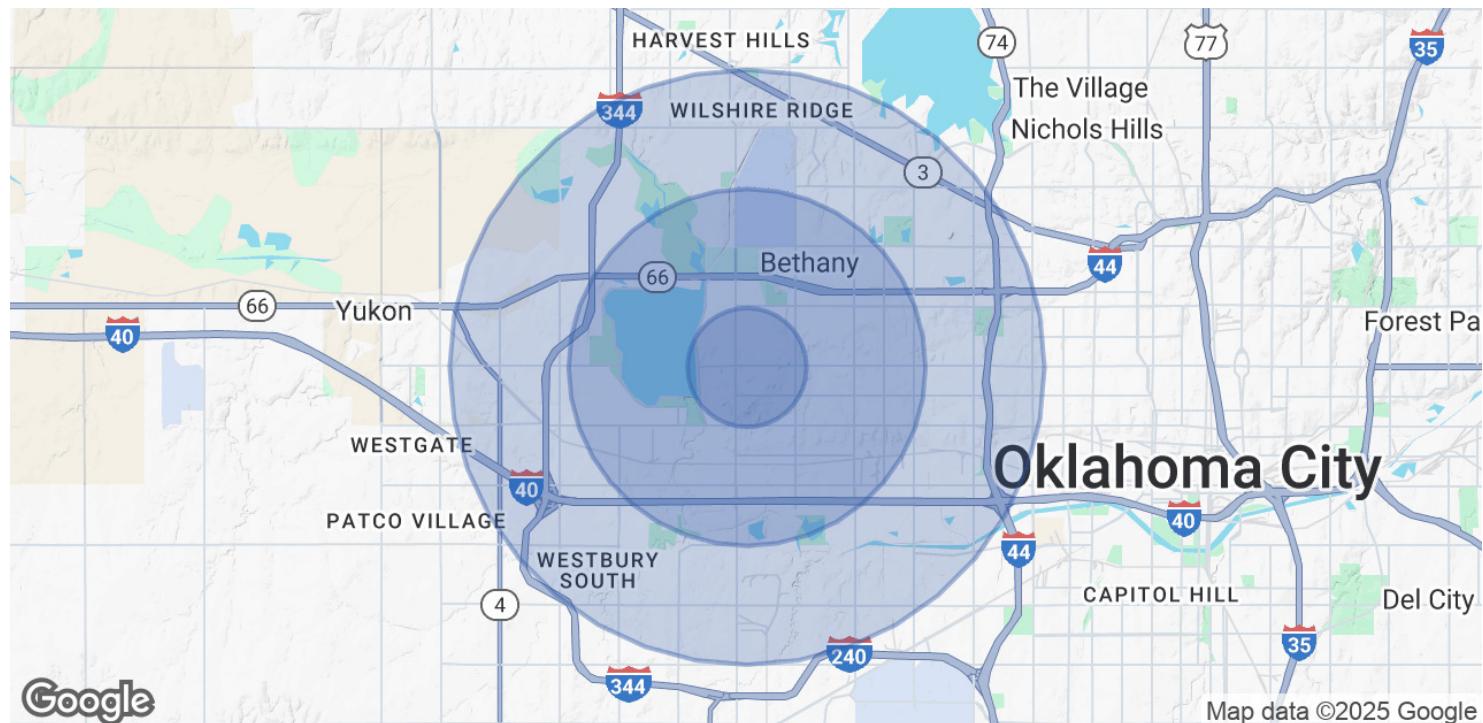
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,514	58,729	171,386
Average Age	40	37	38
Average Age (Male)	38	36	36
Average Age (Female)	41	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,528	22,321	67,167
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$74,620	\$65,781	\$79,001
Average House Value	\$218,445	\$192,922	\$224,628

Demographics data derived from AlphaMap

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