

14909 N Kelly Ave

14909 N Kelly Ave, Edmond, OK 73013



Presented by
Salt Real Estate

Price: \$1,500,000



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Exceptional Owner-User or Value-Add Investment Opportunity
5,200 SF Class B Office / Creative Space | N Kelly Avenue | Edmond

This offering presents a rare opportunity to acquire a 5,200 SF Class B office / creative asset located along the highly active N Kelly Avenue corridor in Edmond. The property is single-story, single-tenant, and situated on a 1.17-acre commercial parcel, allowing for immediate occupancy or repositioning.

The building's flexible layout, strong parking ratio, and high-visibility location make it ideal for an owner-user, or for an investor seeking a value-add or repositioning opportunity in one of Edmond's most active commercial corridors.

Premium Office / Creative Space

The building features a flexible floorplan complemented by high-end design elements, including a private courtyard, dedicated reception area, and call-center configuration. The space is well suited for professional services, a creative or loft-style office environment, or a potential high-end retail conversion.



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Salt Real Estate

1508 W Edmond Rd
Edmond, OK 73003



High-Visibility Commercial Location

Positioned directly on North Kelly Avenue, a major north-south arterial with substantial daily traffic exposure. Traffic counts along the Kelly corridor range from approximately 25,521 to 45,377 ADT at nearby major intersections, providing excellent visibility and accessibility.

The site offers an excellent parking ratio with 40 dedicated on-site parking spaces, a notable advantage for both office and customer-facing uses.

Affluent & Growing Market Demographics – 73013

Population: Approximately 51,004

Median Household Income: \$97,648

Median Home Value: \$301,300

Owner-Occupancy Rate: Approximately 71.8%

Projected Job Growth: 48.72%, reflecting strong long-term economic momentum

Investment Summary

This property delivers a compelling combination of quality construction, high-traffic frontage, strong parking, and favorable Edmond demographics. It is well positioned for an owner seeking to establish a flagship location, or an investor targeting a stable asset with upside potential in a growing submarket.

Courtyard, Reception Area, Monument Signage

5,200 SF Class B Office/Creative Space

High-Visibility location on the N Kelly Ave corridor

Heavy Traffic exposure for maximum business impact

Superior Parking Ratio of 7.69 per 1,000 SF (40 spaces)

Affluent 73013 ZIP Code (Median HH Income: \$97,648)

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14909 N Kelly Ave, Edmond, OK 73013-053



14909 N Kelly Ave, Edmond, OK 73013-052

Major Tenant Information

Tenant
Intergrated Massage Therapy
College

SF Occupied
-

Lease Expired
February 2021

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Property Photos



14909 N Kelly Ave, Edmond, OK 73013-044



14909 N Kelly Ave, Edmond, OK 73013-054

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Property Photos



KALIDY

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KALIDY

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Property Photos



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Location

