

800 NE 63<sup>rd</sup> Street  
Oklahoma City,  
Oklahoma 73105

Investment Office  
Property For Sale

## Property Information:

- 11,373 Square Feet (+/-)
- \$725,000 Purchase Price
- High Visibility Fronting NE 63<sup>rd</sup> Street
- Zoned: O-2 General Office
- Proximate Access to I-44 and Broadway Extension
- Remodeled 2017
- Upscale Common Area Decor
- Keyless Entry and Security Cameras
- Sustained High Occupancy
- Pro-Forma By Request



**High Occupancy**



**Randy Vaillancourt**  
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**AVENUE**  
COMMERCIAL REAL ESTATE

5030 N. May Avenue #435  
Oklahoma City, OK 73112  
www.avenuecre.com

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## Demographic Information:

	1 mile	3 miles
Population	3,217	37,908
Households	1,442	16,774
Median Age	41.50	37.90
Median HH Income	\$59,244	\$53,224
Daytime Employees	3,460	63,160
Population Growth '23 - '28	↑ 1.93%	↑ 0.90%
Household Growth '23 - '28	↑ 2.64%	↑ 0.98%

## Traffic Information:

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
NE 63rd St	N Laird Ave E	7,669	2022	0.03 mi
North Kelley Avenue	-	9,435	2022	0.19 mi
N Kelley Ave	I- 44 S	9,632	2022	0.19 mi
NE 63rd St	Public Rd E	6,484	2022	0.25 mi
Will Rogers Expressway	N Kelley Ave NE	51,560	2022	0.31 mi
N Kelley Ave	NE 59th St N	5,428	2022	0.31 mi
N Kelley Ave	NE 67th St S	5,929	2022	0.33 mi
I- 44	N Kelley Ave NE	60,990	2022	0.35 mi
NE 63rd St	N Lincoln Blvd E	7,009	2022	0.40 mi
Northeast 63rd Street	N Lincoln Blvd E	6,952	2022	0.41 mi

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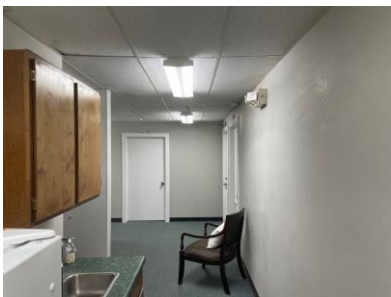


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## Spacious Remodeled Offices



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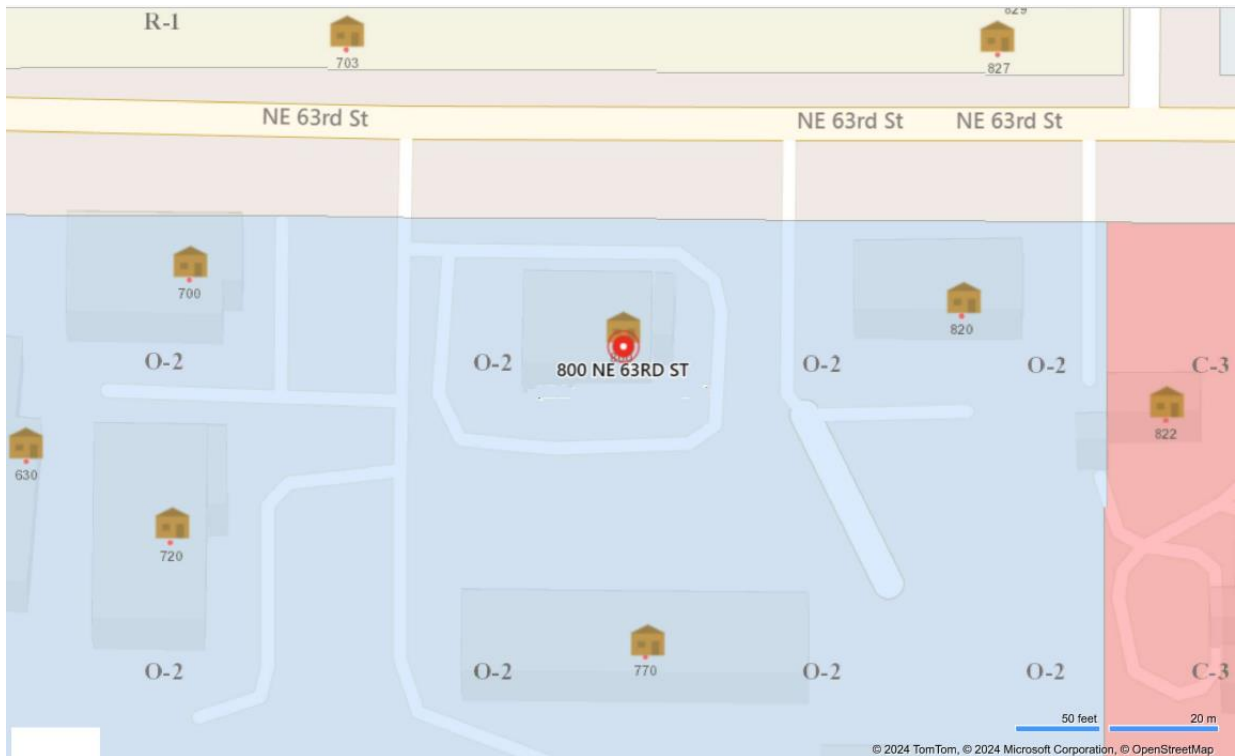
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# 800 NE 63<sup>rd</sup> Zoning Map

## Zoned: O-2



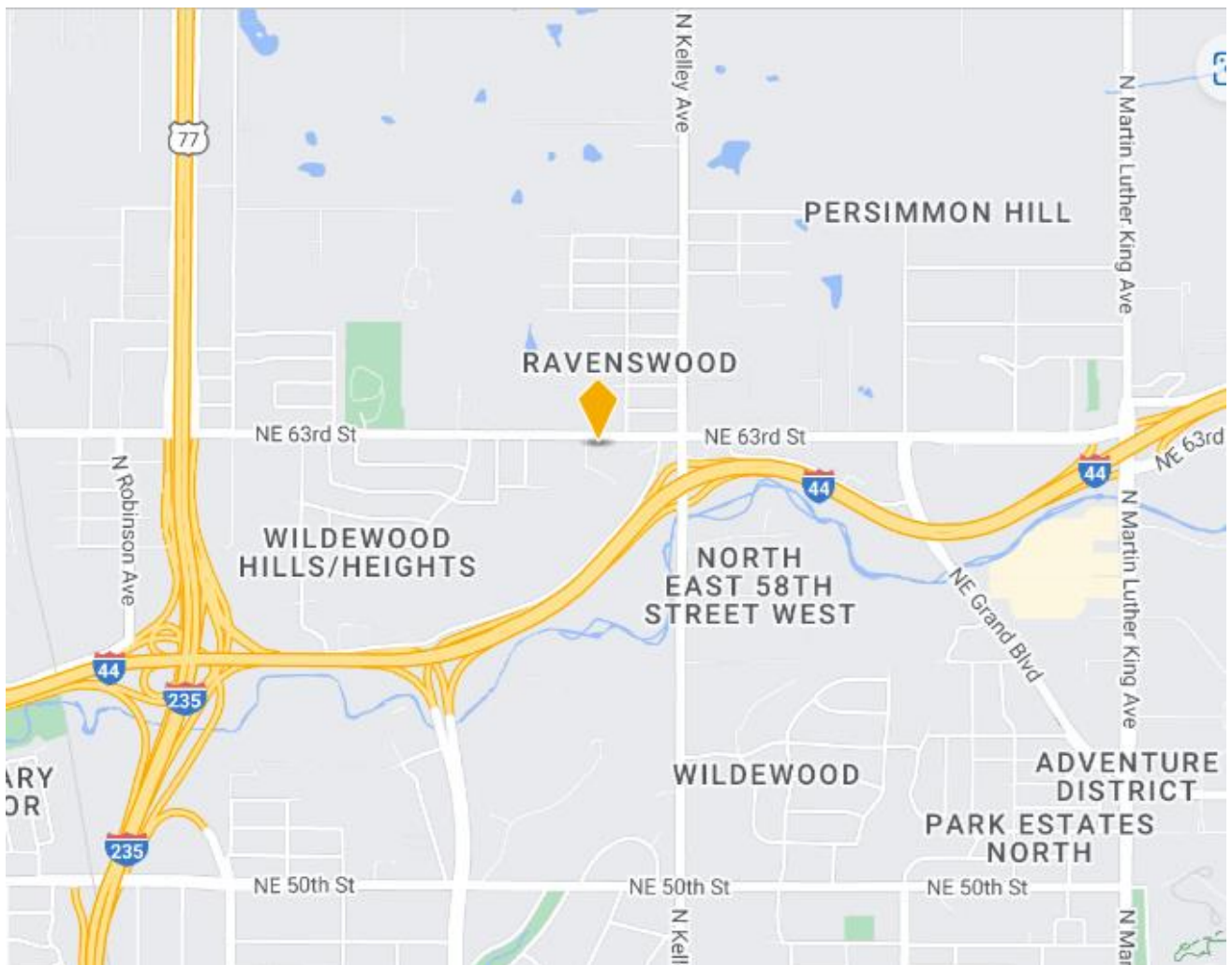
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Centrally Located Near I-44  
Ingress/Egress



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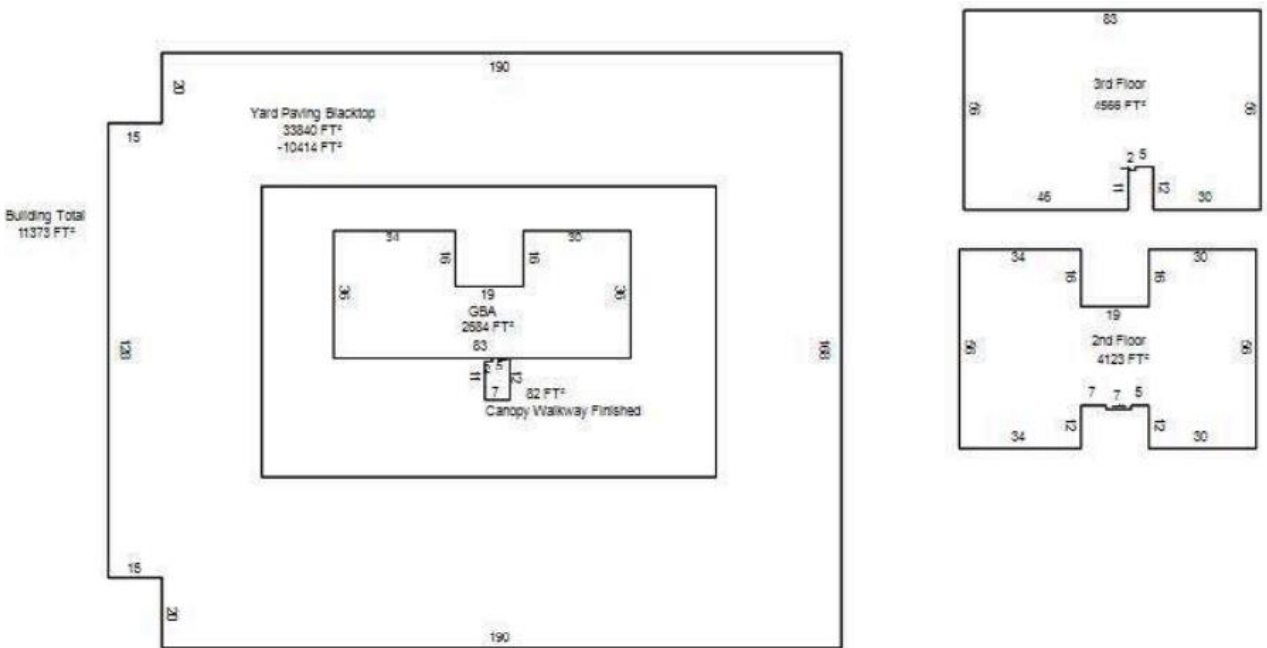
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# County Assessor Site Plan

Lot 190' x 180' Fronting NE 63<sup>rd</sup> Street. Three floors measuring approximately:

1<sup>st</sup> Floor 2,584 SF  
2<sup>nd</sup> Floor 4,123 SF  
3<sup>rd</sup> Floor 4,556 SF



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**2017 Remodel**



**Fronting NW 63<sup>rd</sup>**

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