

13290 S 80<sup>th</sup> E Ave.  
Bixby, Ok 74008

Two-Building Commercial Property | Medical, Adult  
Daycare, Wellness, Education or Flexible Use



## BUILDING A

### PROPERTY OVERVIEW

Highly adaptable commercial building previously occupied by a licensed daycare, offering an ideal layout for medical, wellness, educational, or professional service users.

- Former licensed daycare facility
- Multiple private rooms ideal for offices, exam rooms, or treatment spaces
- Numerous restrooms and sinks throughout the building
- Solid-surface flooring (no carpet) – ideal for healthcare, wellness, or childcare use
- Full kitchen/breakroom
- Fully fenced outdoor area (rare bonus feature)
- Dedicated private parking lot
- Abundant natural light
- Neutral finishes for easy tenant customization



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## BUILDING A

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## KEY PROPERTY DETAILS

The front building, previously occupied by a licensed daycare, features numerous private rooms, multiple restrooms with sinks throughout, durable solid-surface flooring, and a full kitchen. This layout is ideal for adult daycare services, medical clinics, therapy practices, counseling offices, or educational uses that require room separation, privacy, and functionality.

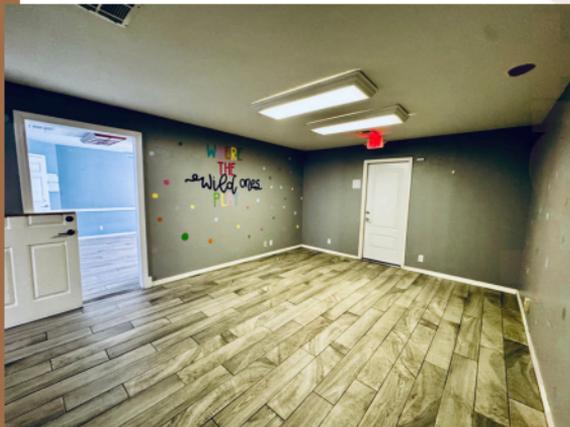


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BUILDING A

## IDEAL TENANTS

- Adult Daycare / Adult Day Services
- Memory care day programs
- Physical, Occupational, or Speech Therapy
- Counseling or Behavioral Health
- Med Spa / Wellness Center
- Chiropractic Clinic
- Nonprofit or Community Health Organization
- Educational or Training Center
- Re-licensed Daycare / Early Learning Center



BUILDING A

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## INTERIOR GALLERY



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## OUTDOOR SPACE

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### FULLY FENCED

- Private outdoor space
- Secure exterior areas dedicated exclusively to the property
- Safe, controlled access from interior spaces
- Ideal for supervised outdoor programming
- Concrete walkways and hardscape areas for accessibility
- Open green space suitable for low-impact activities
- Excellent separation from neighboring properties
- Rare outdoor component for medical, care, or institutional users



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## BUILDING B

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### OUTDOOR ACTIVITIES

- Adult daycare outdoor activities
- Supervised recreational and social programming
- Physical therapy, mobility, or balance exercises
- Wellness classes or group activities
- Gardening or therapeutic outdoor programs
- Outdoor seating or relaxation areas
- Staff breaks or events
- Seasonal programming or special events



## BUILDING B

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### CLIMATE CONTROLLED

The rear building offers a clear-span, open warehouse-style layout, fully climate controlled and completely separate from the front building. This space is well-suited for storage, training, therapy gyms, activity space, administrative offices, or flexible operational use.

### LAUNDRY ROOM/STORAGE

- Group activities (games, crafts, bingo, music)
- Social gatherings & events
- Guest speakers or entertainers
- Group exercise or chair yoga
- Holiday celebrations & family events



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BUILDING B

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## MULTI-PURPOSE HALL



- Group meals or catered dining



- Storage of supplies, mobility equipment, and wheelchairs



- Caregiver nights or support groups

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BUILDING A & B

Thank you

SCHEDULE A PROPERTY TOUR TODAY.

Shannon Prokop 918-497-3317