

401 S.W. 80TH STREET-BUILDING D OKLAHOMA CITY, OK 73139

Investment Opportunity

Medical Office Building For Sale

20,632 SF on 1.64 Acres MOL

Sales Price: \$3,500,000



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COMMERCIAL
REAL ESTATE

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405.840.0600
NAIRED.COM

MATTHEW PIERCE
405.203.3636
MATT@NAIRED.COM

CADE FLESNER
760.889.2305
CADE@NAIRED.COM



PROPERTY HIGHLIGHTS

- 68% Occupied
- 7.4% Cap Rate
- NOI: \$257,791.80
- Reputable Tenant Mix
- Long-Term Remaining on Leases
- Built: 2011

LOCATION HIGHLIGHTS

- Established Medical Campus
- 10 Minutes South of Downtown OKC
- Close to the I-240 Corridor
- Less than 2 Miles to I-35

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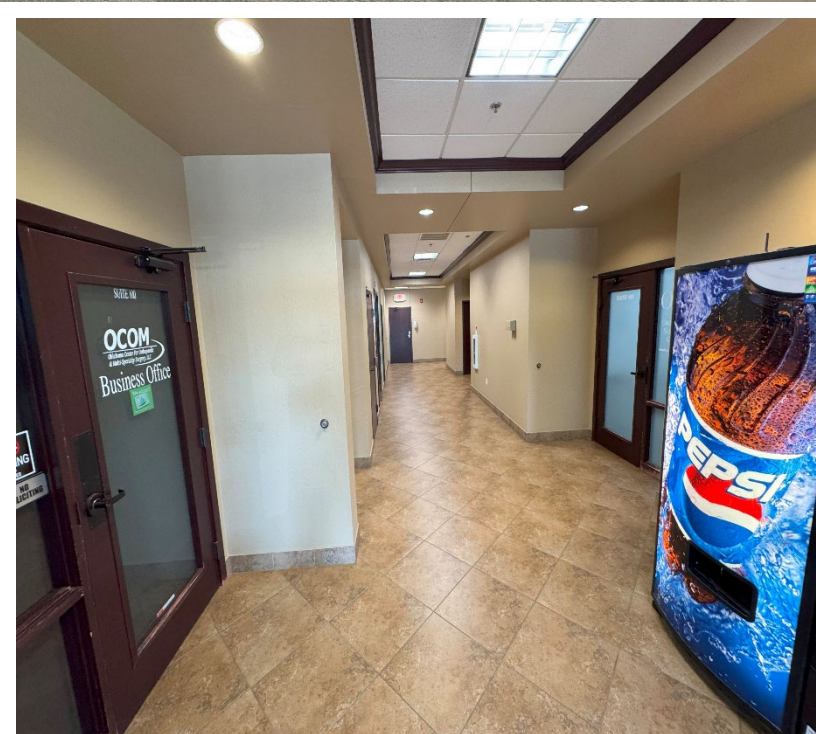
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	8,620	102,135	230,122
AVERAGE HOUSEHOLD INCOME	\$59,378	\$60,257	\$65,442
TOTAL HOUSEHOLDS	3,864	38,942	84,558

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