

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,025,000
Building Size:	5,119 SF
Number of Units:	2
Price / SF:	\$200.23
Year Built:	1995

PROPERTY OVERVIEW

Explore this prime office building in Edmond, Oklahoma, now available for sale. Located in a bustling business district, this property offers an ideal investment for an Owner User with an immediate lease from the current owner. The owner is willing to sign a 5-year leaseback on 1,869 sf, ensuring immediate income stability. Don't miss the chance to secure this lucrative opportunity. Contact us for more details.

PROPERTY HIGHLIGHTS

- Frontage off S Boulevard
- Owner willing to sign a 5-year lease on 1,869 sf at \$18 psf.
- Ample parking
- Full Kitchen

TYLER HUXLEY
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ADDITIONAL PHOTOS



TYLER HUXLEY
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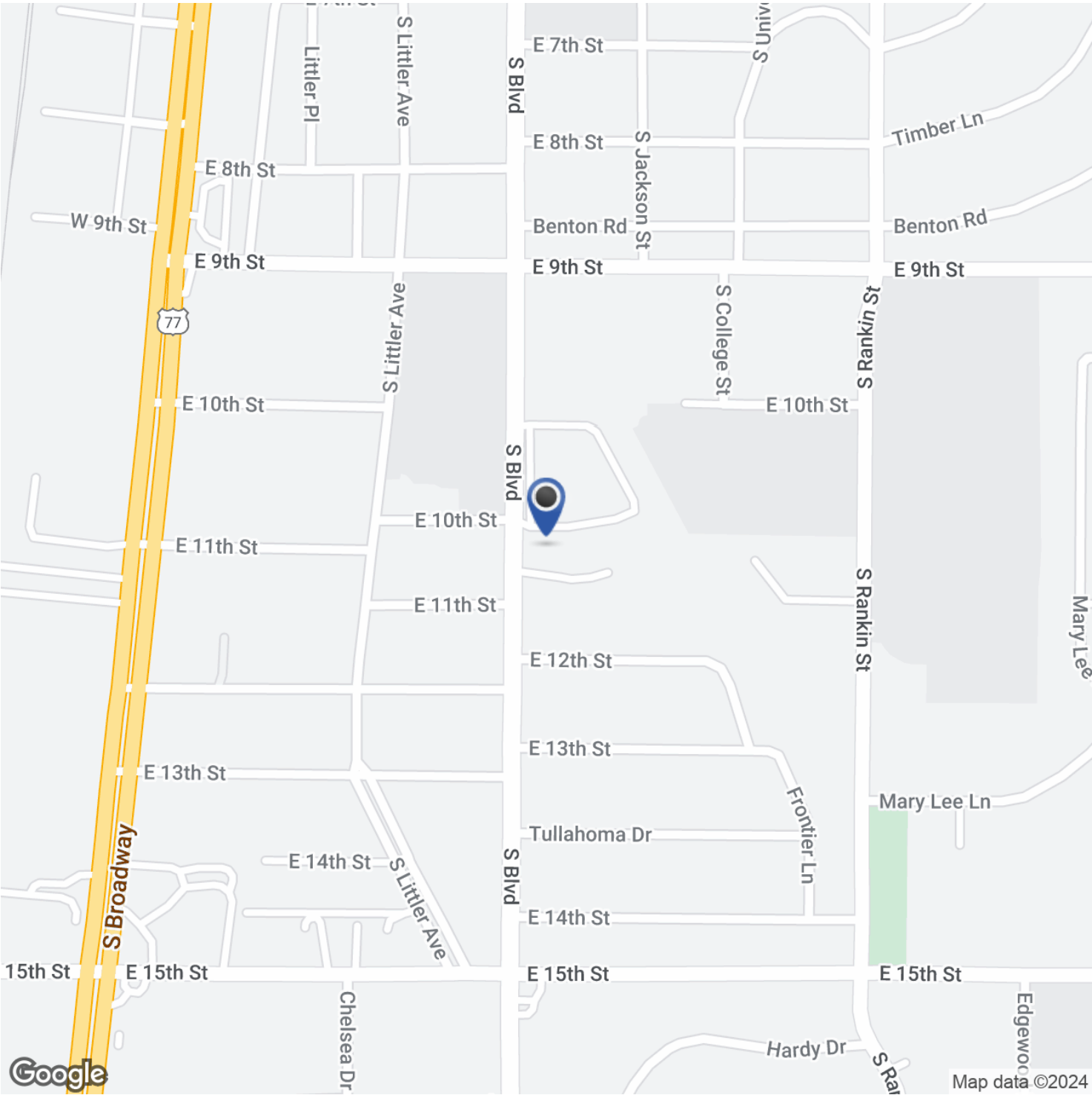
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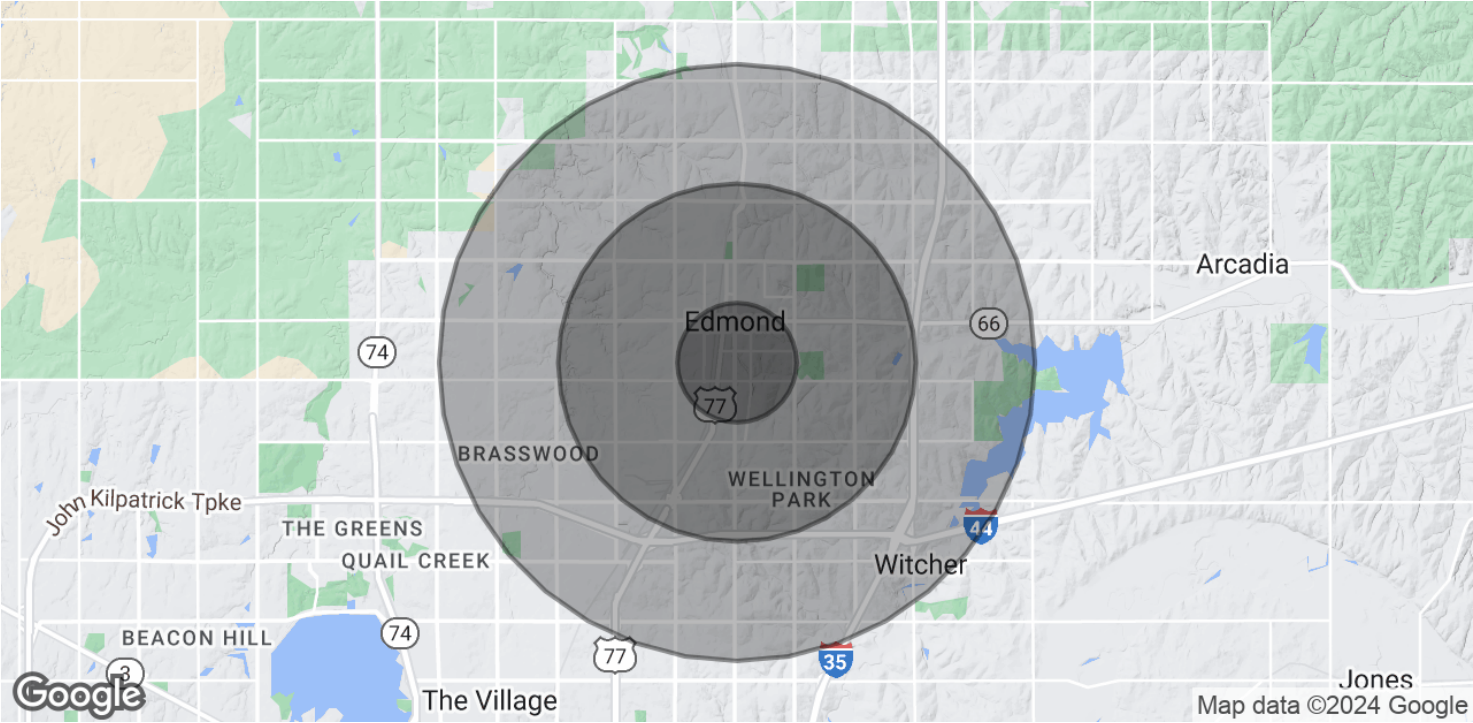
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,264	77,229	142,049
Average Age	35.1	35.9	37.4
Average Age (Male)	32.8	33.6	35.2
Average Age (Female)	38.7	37.9	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,970	31,893	58,360
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$65,043	\$87,179	\$101,995
Average House Value	\$149,321	\$201,500	\$231,809

* Demographic data derived from 2020 ACS - US Census

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