

Executive Summary



Details

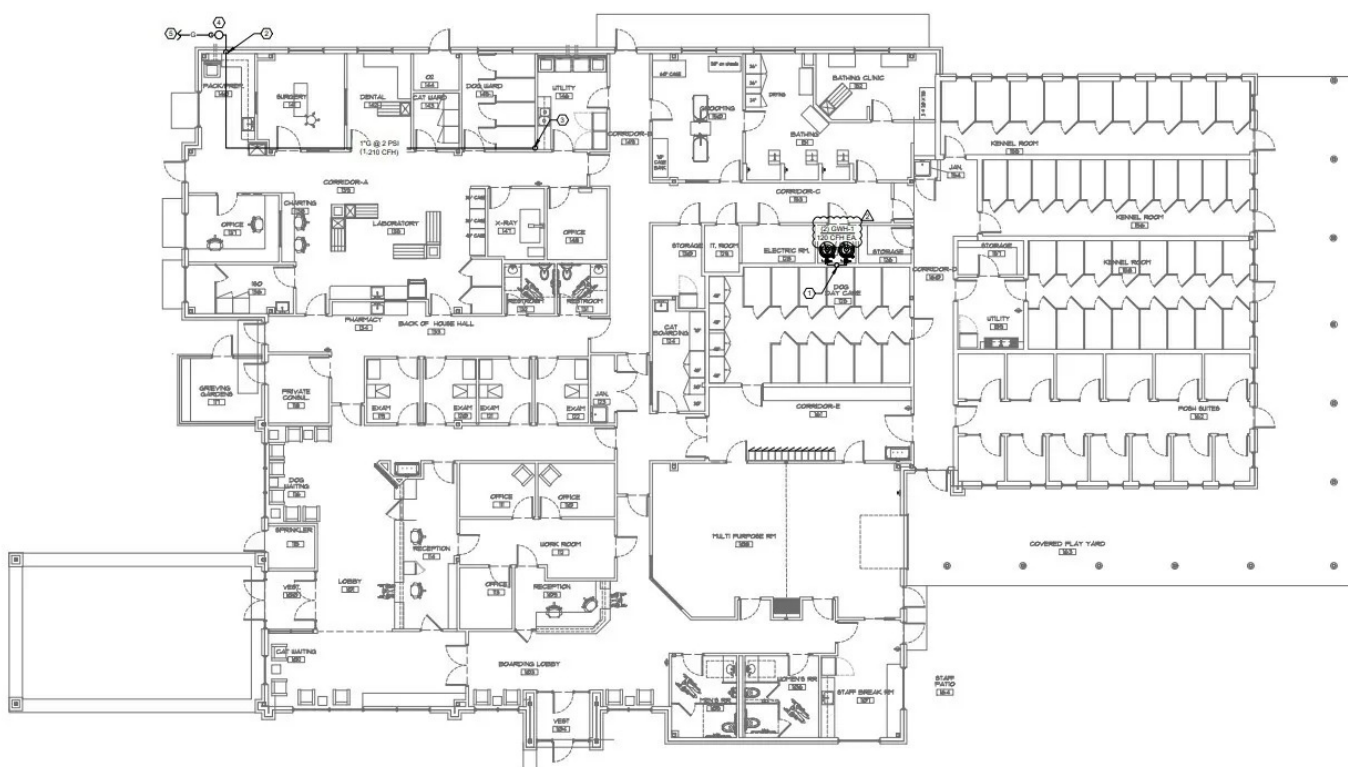
Sale Price:	\$3,500,000
Number of Units:	1
Lot Size:	1.65 Acres
Building Size:	13,325 SF
NOI:	\$0.00
Cap Rate:	0.0%
Submarket:	North OKC

Overview

PROPERTY DESCRIPTION
We are pleased to offer this state of the art Veterinary Clinic and Spa located in the heart of Edmond, OK. This Class A property was built in 2021 with the greatest amenities at the highest quality. The meticulous design and layout make this facility quite literally turnkey and ready for immediate operations for another Veterinary Clinic, Spa, Boarding and Daycare business. The clinic, spa and boarding areas boast 4 exam rooms, large surgery suite, multiple dental/wet tables, large treatment area, isolation area, large grooming area, 5 large kennel areas, outdoor runs, indoor multipurpose play area, multiple private offices, large reception and retail area, employee break room and more.

As an alternative, this property does set up well for a mixed use or redevelopment. The property sits on 1.65 acres with additional usable land to add on. The property is zoned PUD (D-1), allowing for a multitude of retail and commercial uses, and therefore this property could set up for a different use.

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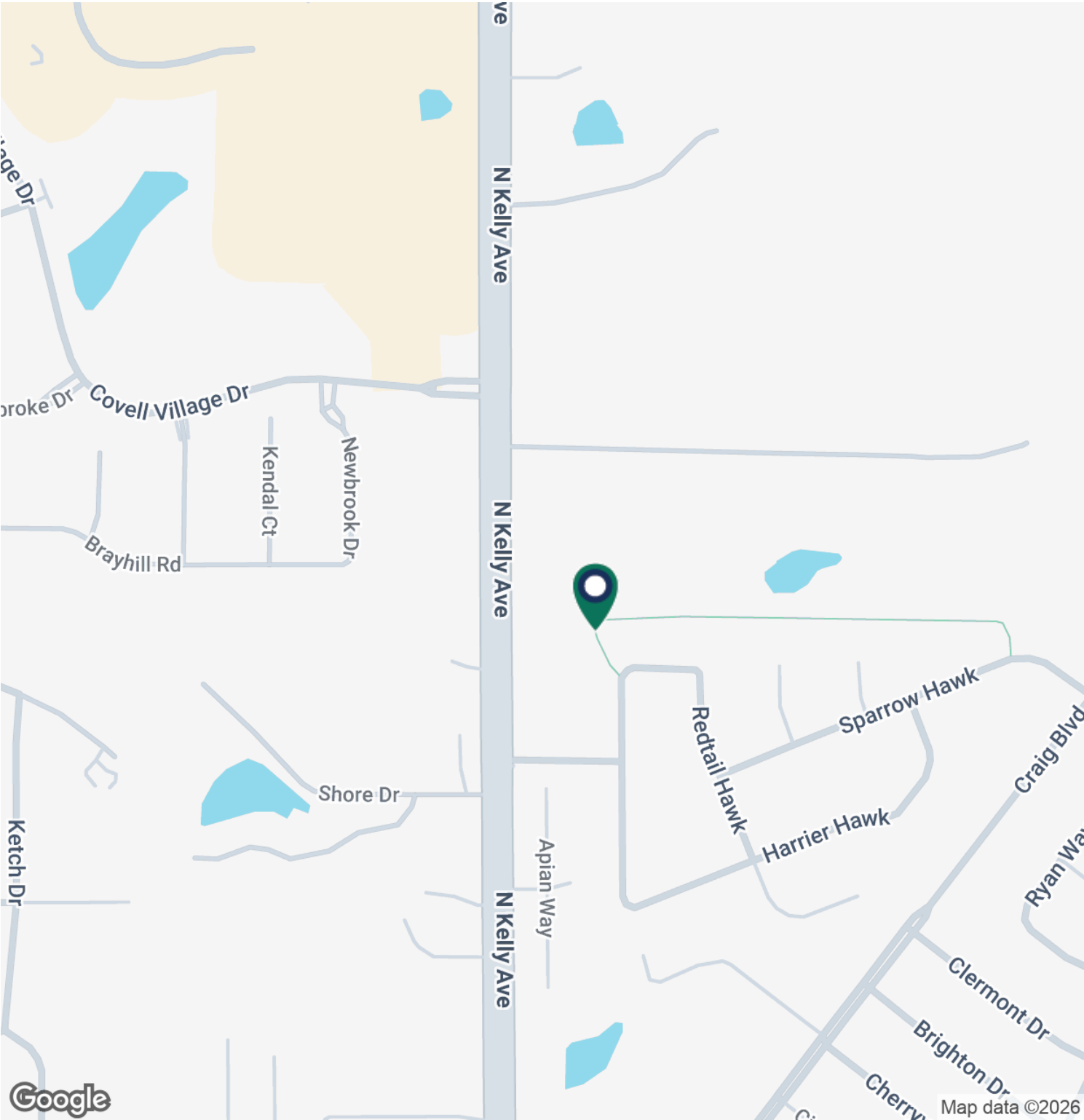
Additional Photos



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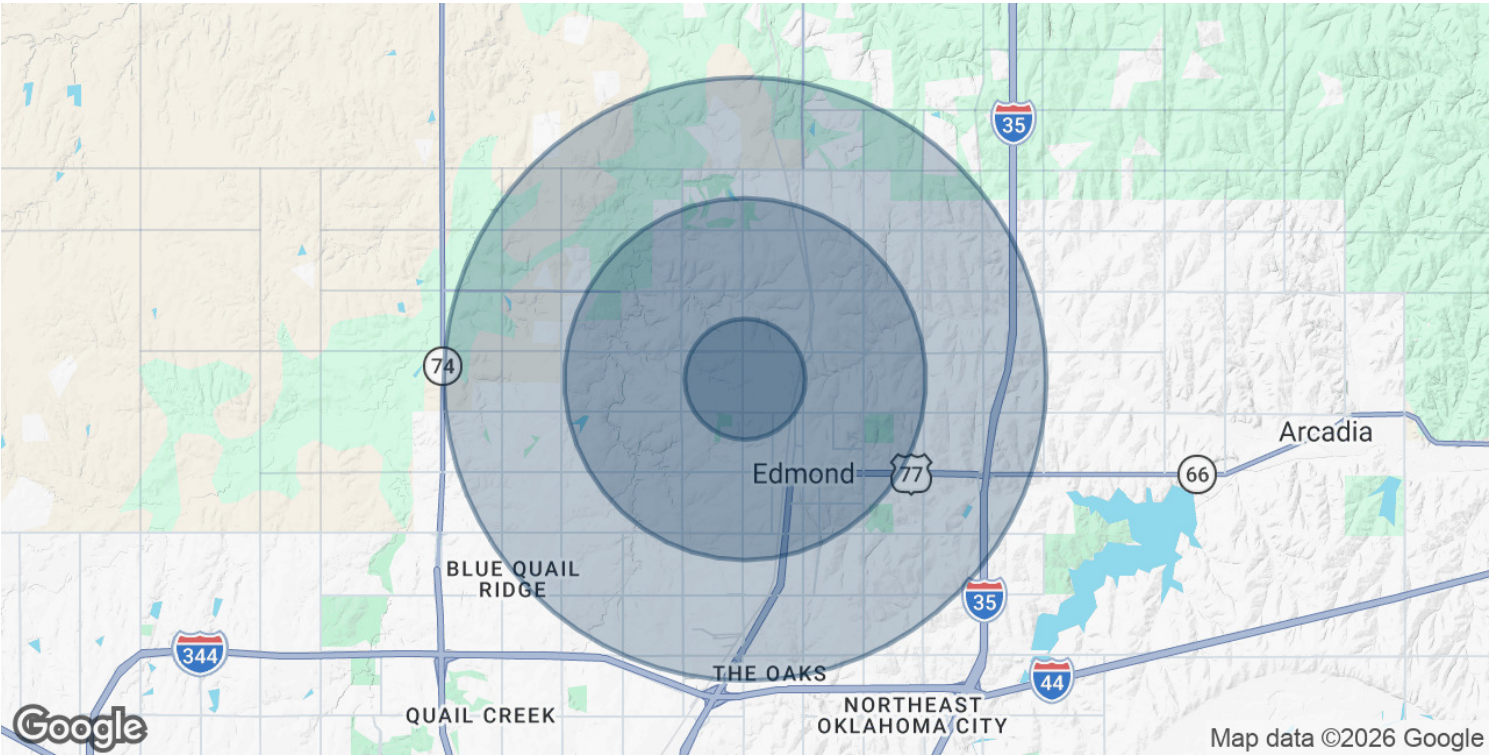
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Location Map



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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	10,204	74,464	144,616
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	40	39	39
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,892	28,451	53,819
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$98,206	\$125,790	\$138,237
Average House Value	\$306,580	\$342,672	\$372,674

2020 American Community Survey (ACS)

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