Executive Summary



Details

Sale Price:	$550,000
Lot Size:	0.35 Acres
Building Size:	3,600 SF

Highlights

- Versatile industrial building with a history of specialized cultivation use and potential for a variety of industrial applications.
- Built in 2021
- New HVAC system and spray foam insulation.
- Equipped with 25 FOSHE grow lights, offering existing specialized cultivation infrastructure.
- Private water well and septic system.
- Oversized garage with roll-up doors and ample room to accommodate an RV or large equipment.
- Functional interior amenities including dedicated office space, break room, restroom, and tiled shower.

Overview

Positioned in Edmond, Oklahoma, 260 Silver Ln presents a unique opportunity to acquire a versatile industrial property with specialized existing infrastructure and a variety of potential uses. Previously operated as a cannabis cultivation facility, the building offers an industrial setting that may appeal to buyers seeking space for manufacturing, warehousing, distribution, processing, or other industrial operations.

The property features several valuable improvements, including new HVAC, spray foam insulation, a private water well, and septic system. Additional amenities include a spacious garage with roll-up doors and room to accommodate an RV, along with dedicated office space, a break room, restroom, and tiled shower. These features provide added functionality and convenience for a variety of business operations.

The property's previous use provides a foundation for buyers looking for an adaptable facility with existing infrastructure that may be suitable for specialized operations or future redevelopment, subject to buyer verification and applicable regulations.

Whether an owner-user, investor, or industrial operator, this property offers an opportunity to secure an industrial asset in the Edmond market with flexibility for a variety of business applications. 260 Silver Ln offers the potential to repurpose, adapt, and capitalize on an industrial property with a unique operating history and functional improvements already in place.

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Additional Photos









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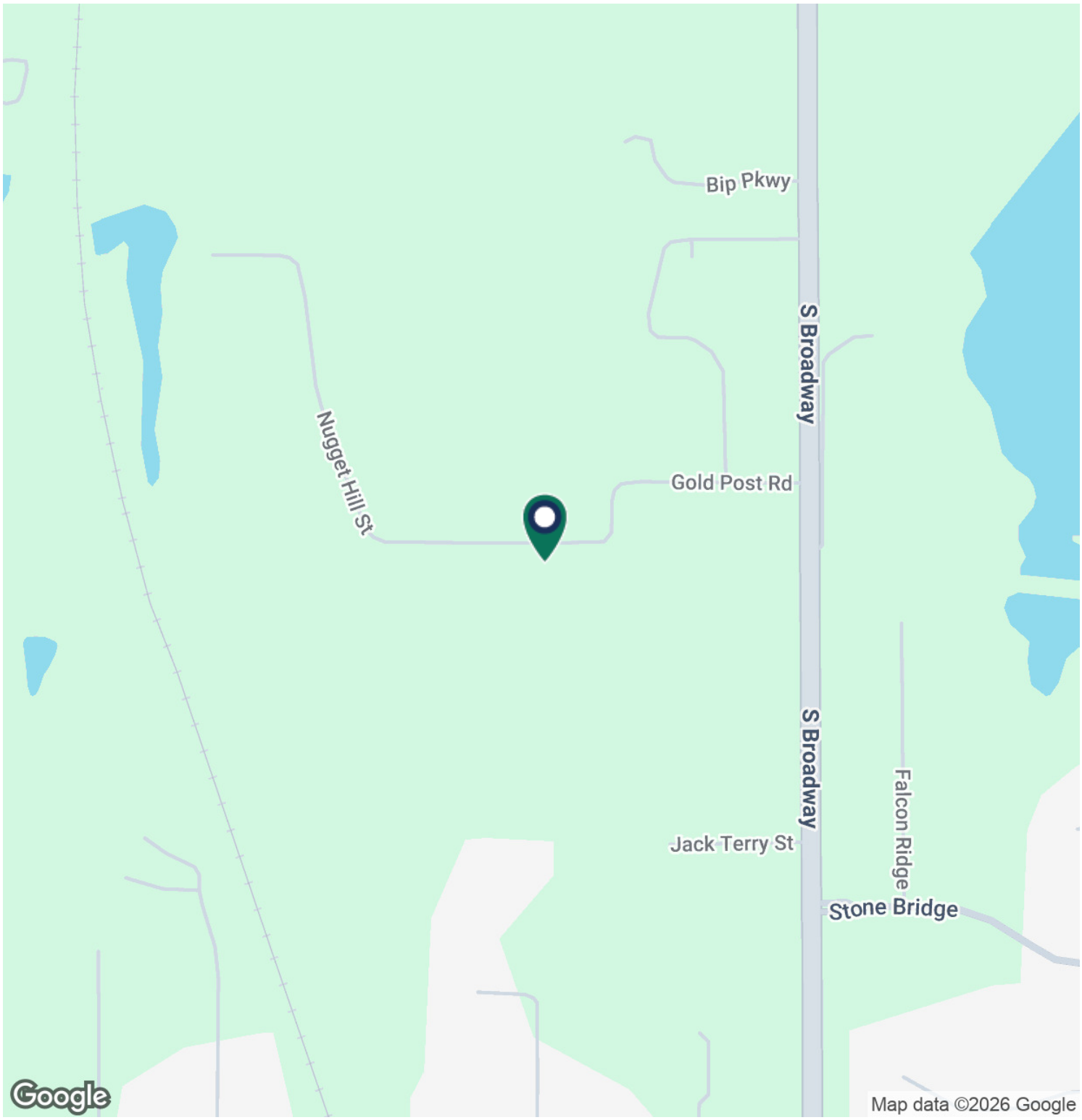






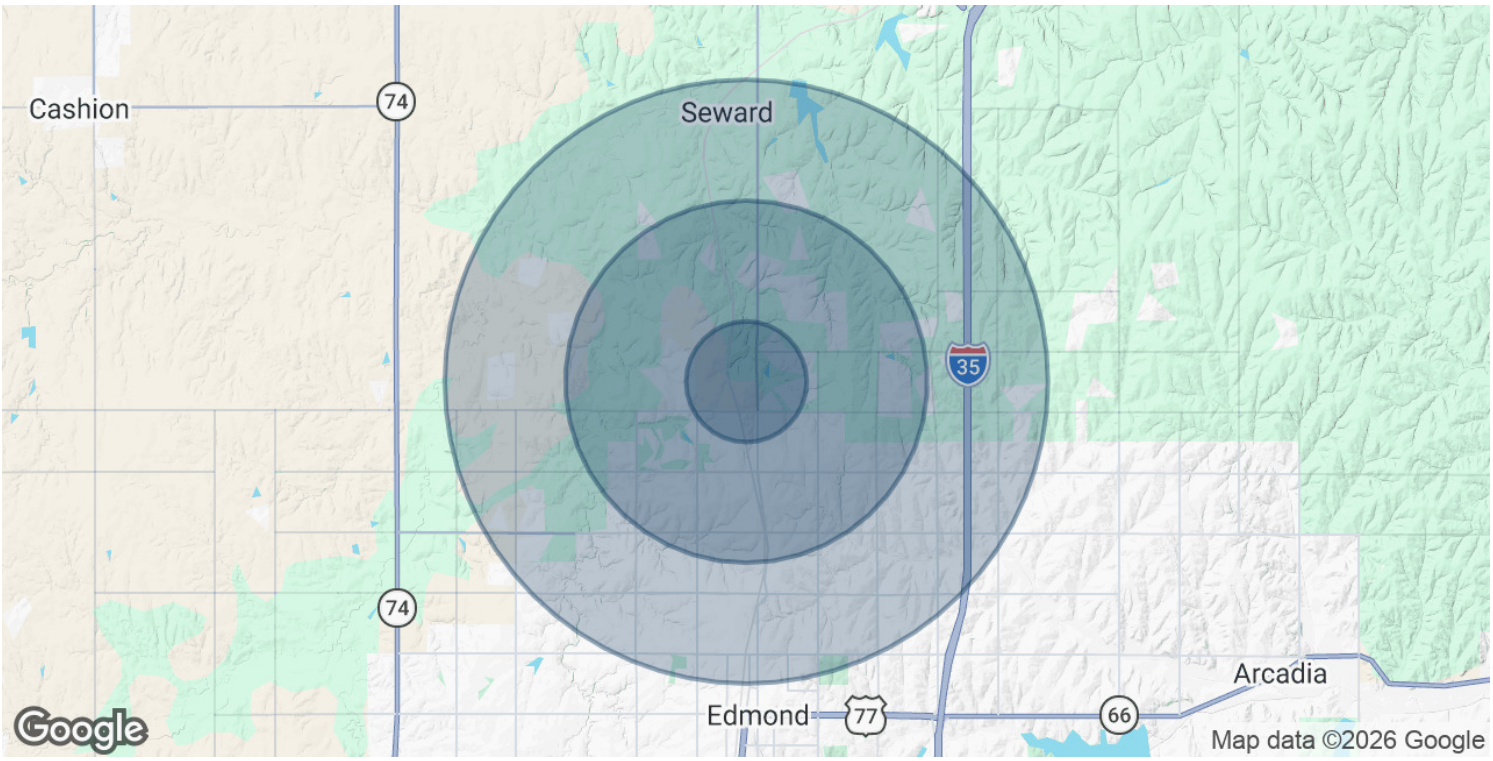
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Location Map



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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	2,506	19,854	58,428
Average Age	43.6	42.8	40.6
Average Age (Male)	43.3	42.6	39.9
Average Age (Female)	44.1	42.3	41.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	831	6,814	20,891
# of Persons per HH	3.0	2.9	2.8
Average HH Income	$218,063	$201,092	$161,718
Average House Value	$550,455	$475,675	$405,286

2023 American Community Survey (ACS)

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