

Executive Summary



Details

SALE PRICE:	\$399,000
Lot Size:	0.841 Acres
Building Size:	12,197 SF
Cross Streets:	Grand Ave & Walnut Ave
Built:	1955
Renovated:	2000
Submarket:	Enid East

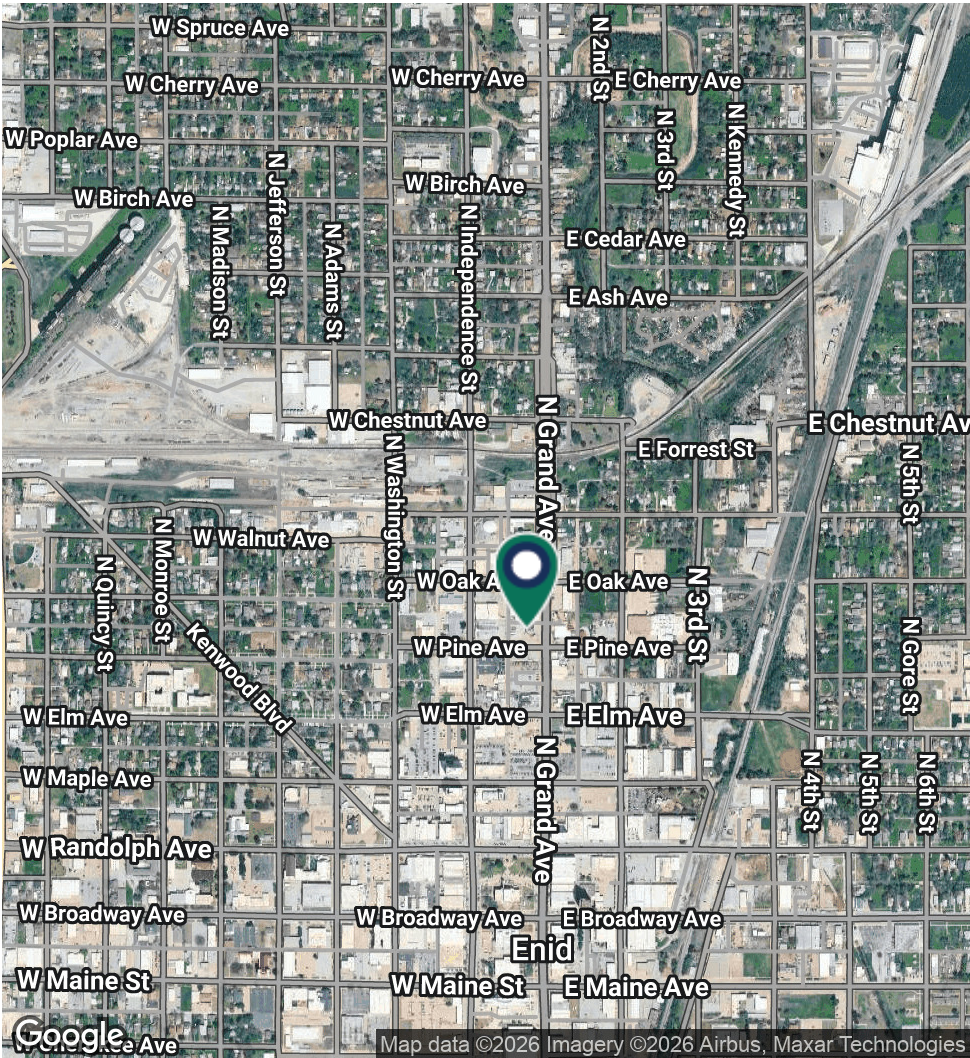
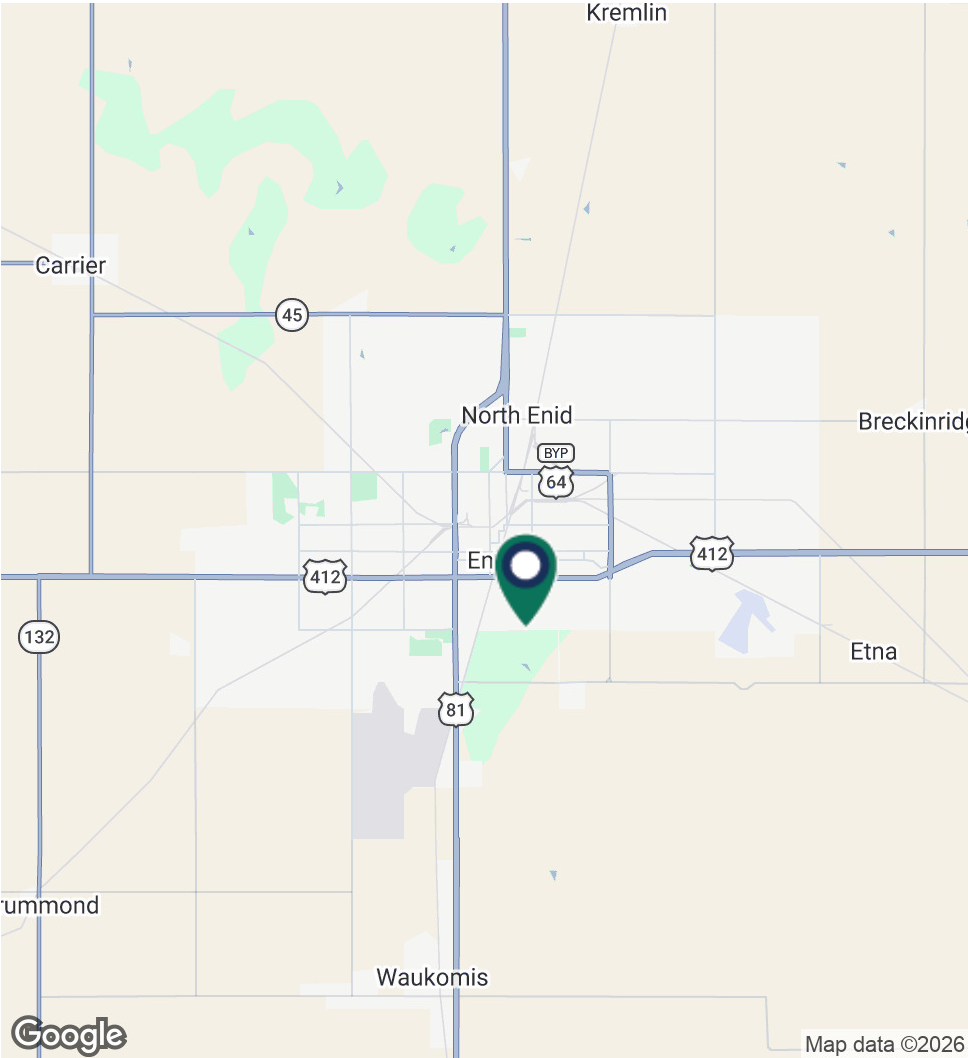
Overview

621 N Independence Avenue presents a rare opportunity to acquire a distinctive mid-century modern dome property designed by Thomas Rogers, a student of Bruce Goff. Built in 1955 for use by the Enid VFW and renovated in 2000, the property features a 12,197 SF building with a functional single-story layout on a commercial-zoned site.

The asset includes two buildings and surface parking, offering established improvements with repositioning or adaptive reuse potential. The dome roof is in really good condition and has been recovered in recent years. The flat roof has water damage and will need to be replaced for future use. There is also a basement that has not been accessed due to damaged stairs. Positioned on a corner site, this special purpose property offers rare architectural character and is priced for its current condition.

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Location Map



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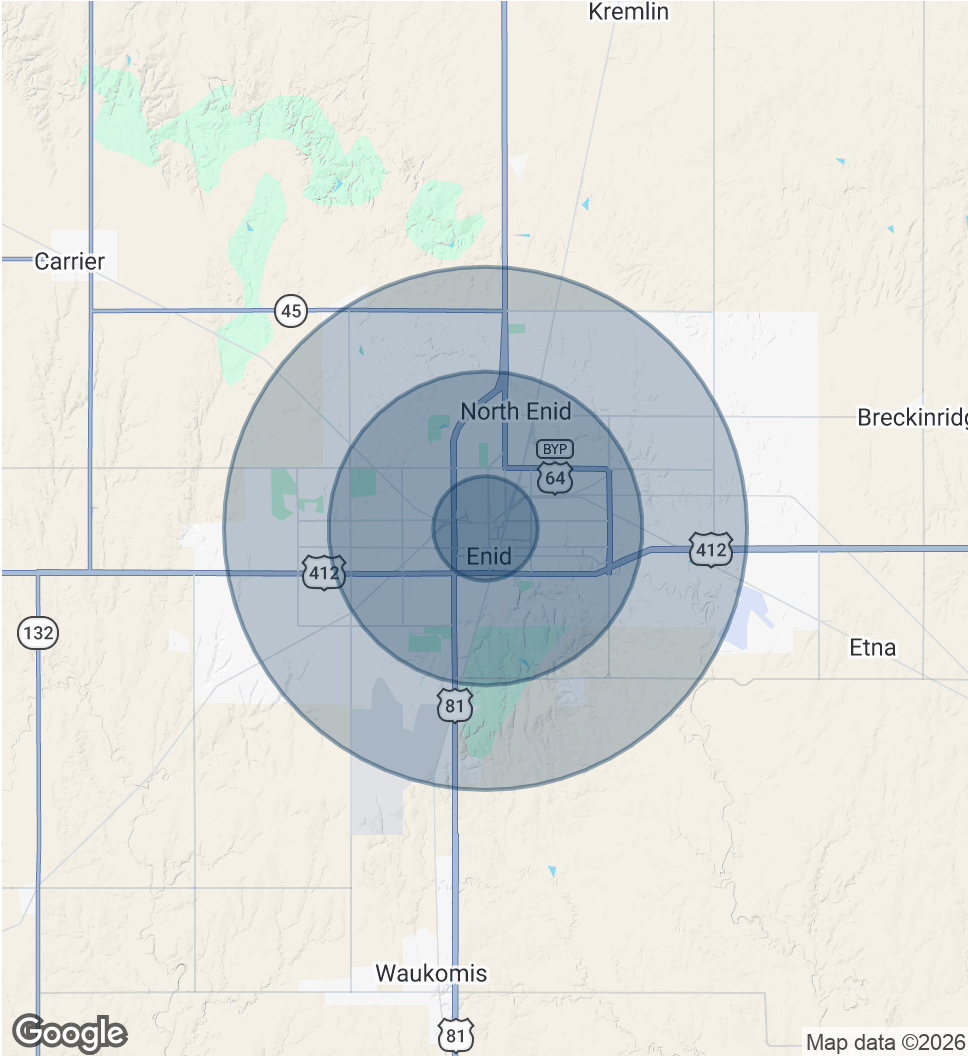
Additional Photos



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Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	8,001	41,599	50,001
Average Age	32.0	36.1	36.6
Average Age (Male)	28.3	34.5	35.2
Average Age (Female)	34.3	38.0	38.4
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,796	15,759	19,152
# of Persons per HH	2.9	2.6	2.6
Average HH Income	\$67,709	\$77,881	\$79,550
Average House Value	\$96,565	\$160,695	\$167,882
2023 American Community Survey (ACS)			



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