



OFFICE SPACE FOR SALE

7900 NW 23RD ST

Bethany, OK 73008



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$479,000
Building Size:	7,244 SF
Lot Size:	24,716 SF
Price / SF:	\$66.12
Year Built:	1975
Zoning:	C-G

PROPERTY OVERVIEW

Don't miss this great office space for purchase at 7900 NW 23rd in Bethany, OK. This property is perfect for an owner/user or an investor. The property is 7,244 square feet with a flexible layout and has 3,542 square feet of turnkey medical space with the ability to add on or expand. With the current commercial zoning there are numerous uses permitted. The property has ample parking and great visibility.

PROPERTY HIGHLIGHTS

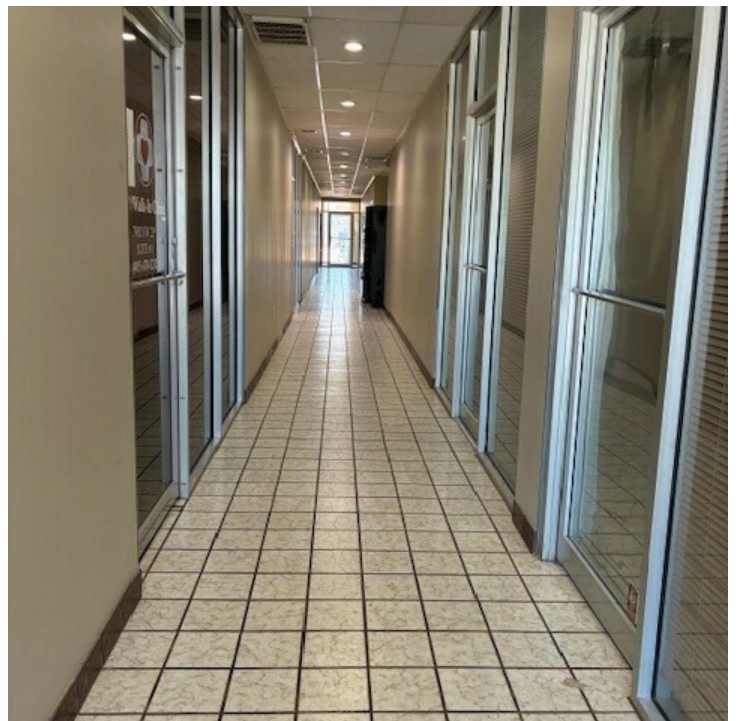
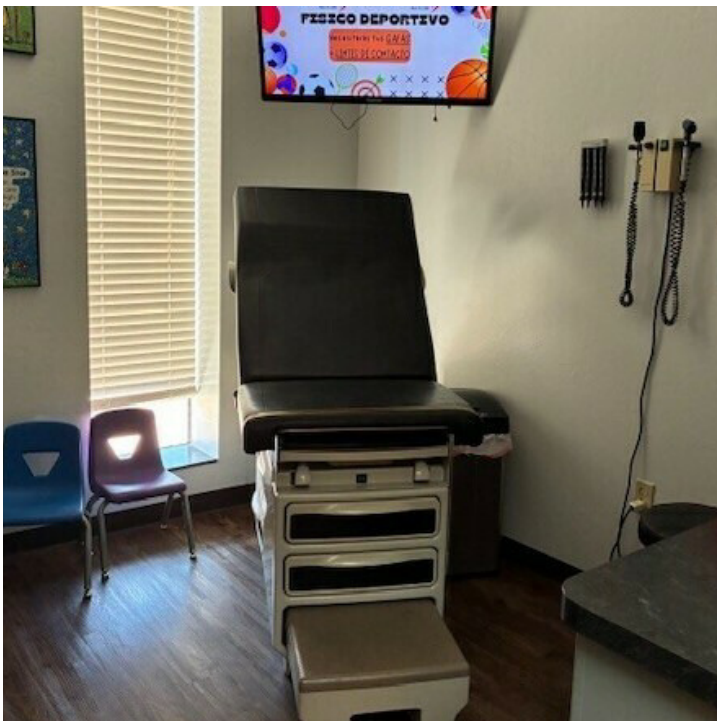
- Prime location
- Move in ready Medical Space
- Great visibility
- Perfect for owner user or Investor
- Commercial Zoning for multiple uses

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ADDITIONAL PHOTOS

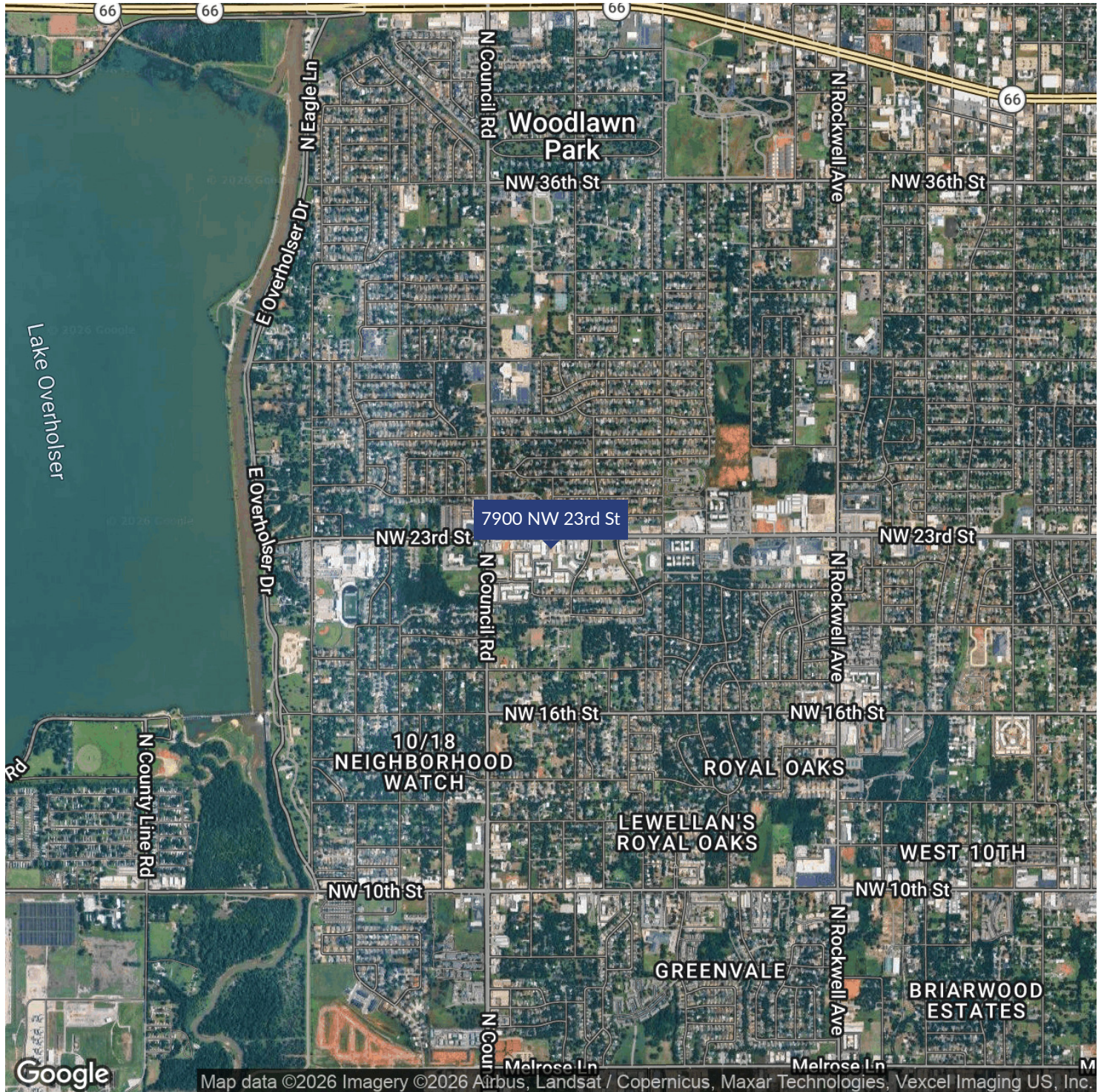


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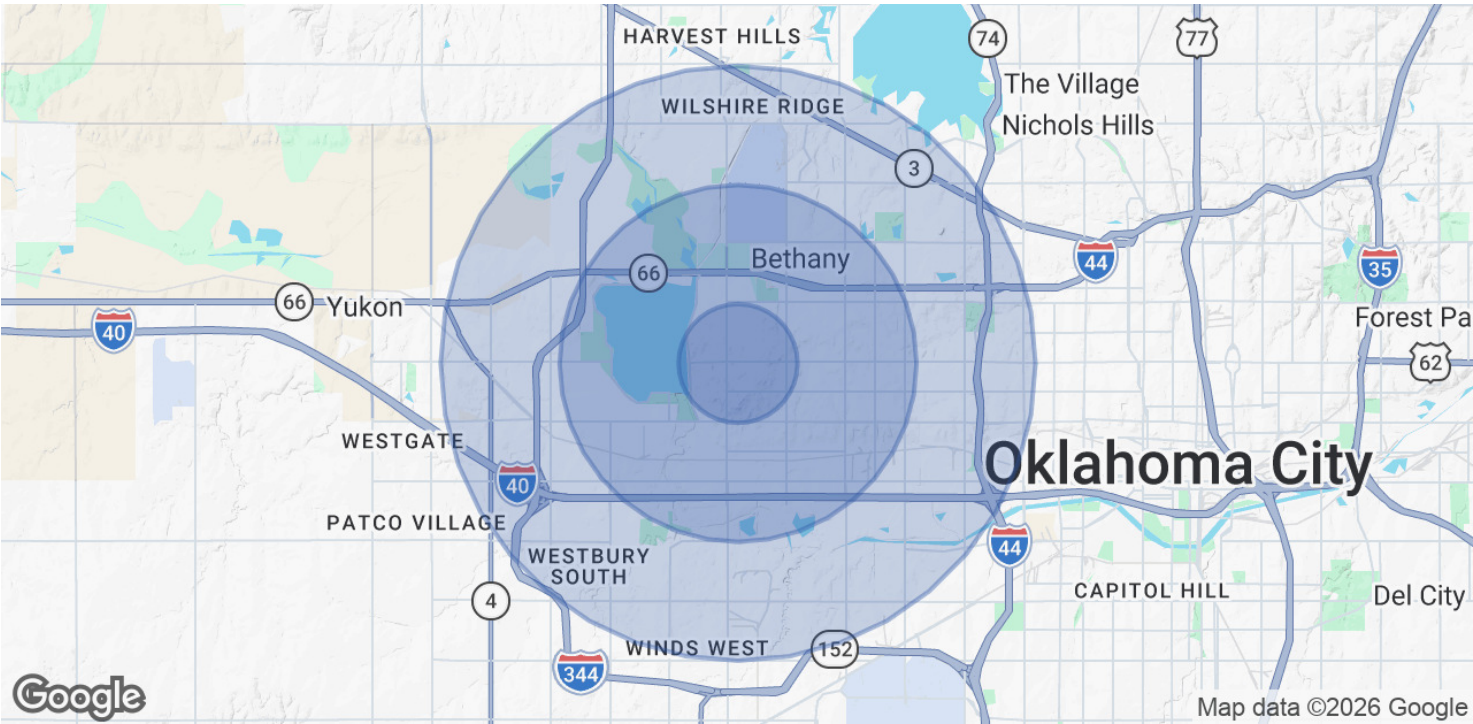
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,514	58,729	171,386
Average Age	40	37	38
Average Age (Male)	38	36	36
Average Age (Female)	41	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,528	22,321	67,167
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$74,620	\$65,781	\$79,001
Average House Value	\$218,445	\$192,922	\$224,628

2020 American Community Survey (ACS)

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