

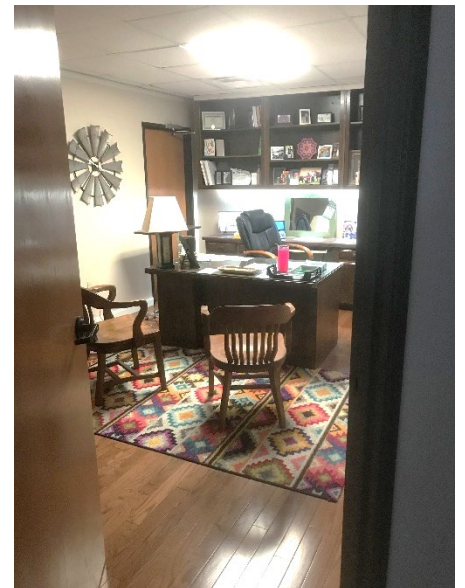
1104 E Central Blvd.

Anadarko, OK 73005

Price
\$1,833,000

Cap Rate
7.00%

GLA
±10,500 SF



Medical Office

1104 E Central Blvd. | Anadarko, OK 73005

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Medical Office Space Available

Medical office building located adjacent to the Physicians Hospital in Anadarko; located 50 miles Southwest of Oklahoma City.

- + Building Size – ±10,500 SF
- + Parcel Size – ±2 Acres (Exact size to be determined upon parcel split)
- + Sale Price - \$1,833,000
- + Cap Rate – 7.00%
- + Located in Opportunity Zone

Property Details

- + Built in 2005
- + 27 parking spaces
- + General Commercial (C-3) zoning
- + Leased – Current owner will sign a 10-year Master Lease
- + Recent improvements to the premises include flooring, paint, lighting, and HVAC



Floorplan- ±10,500 SF



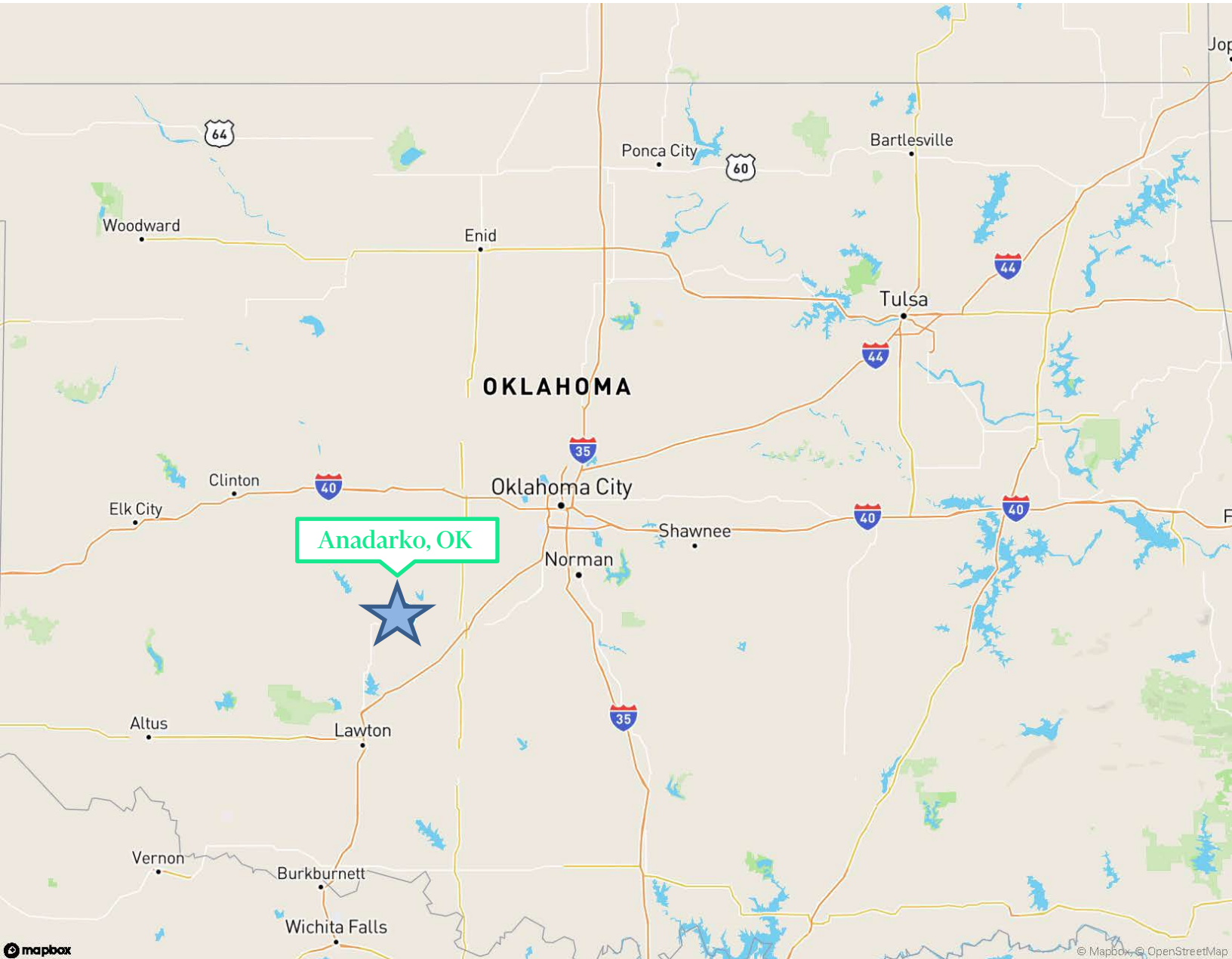
2022 Demographics

	1 Mile	3 Miles	5 Miles
Population	1,888	5,749	6,854
Households	678	2,107	2,562
Average Household Income	\$54,341	\$62,501	\$64,787
Businesses	106	319	340
Employees	915	2,622	2,923

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For Sale



Contact Us

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