

1020 24<sup>th</sup> Avenue N.W.  
NORMAN, OK 73069

Office Building For Sale

11,765 SF on 0.85 Acres MOL

\$2,600,000

100% Occupied

**REED**

**COMMERCIAL  
REAL ESTATE**



**NAIRED**

405.840.0600

NAIRED.COM

**MATTHEW PIERCE**

405.203.3636

MATT@NAIRED.COM

**CADE FLESNER**

760.889.2305

CADE@NAIRED.COM



## PROPERTY HIGHLIGHTS

- \$188,098.29 Actual NOI
- 7.25% Actual Cap Rate
- Projected NOI October 2025: \$224,143.13
- Projected Cap Rate October 2025: 8.64%
- 15% Rent Increase in October 2025
- Single Tenant: VA Clinic
- Zoned: C-1
- Built in 2000 & Renovated in 2018
- Parking Ratio: 3.4/1,000 SF

## LOCATION HIGHLIGHTS

- Easy Access to I-35

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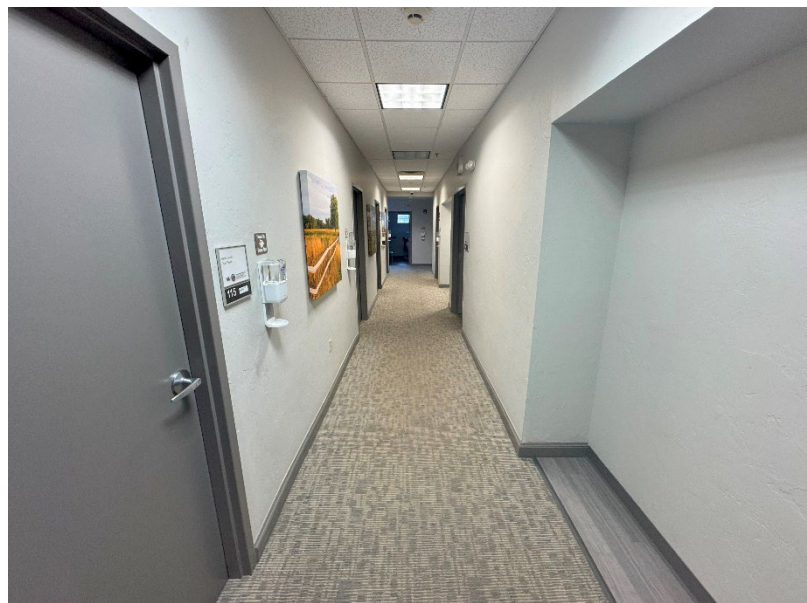
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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	6,403	65,948	117,993
AVERAGE HOUSEHOLD INCOME	\$79,642	\$84,562	\$79,533
TOTAL HOUSEHOLDS	2,872	25,678	46,785

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