

14814-14816 Bristol  
Park Boulevard  
Edmond, OK 73013

Investment Property  
Industrial Warehouse For Sale

5,874 SF on 0.69 Acres MOL

Sales Price: \$1,100,000

100% Occupied

Cap Rate: 6.71%



HAVE QUESTIONS?  
405.840.0600  
NAISULLIVANGROUP.COM

**NAI** Sullivan Group

Bob Sullivan, CCIM  
405.641.9798  
BOB@NAISULLIVANGROUP.COM



- Building One is 5,560 SF of Concrete Tilt Up Construction, Leased to a Local Hospital who has been in the Building 10 Years. Current Lease Expires Aug. 2025
- Building Two is 2,333 SF of Metal Construction with the Current Lease Expiring September 30, 2025
- Current NOI for Both Buildings is \$73,860.00 and the Sales Price is \$1,100,000.00 Yielding a Cap Rate of 6.71%
- High End Area of South Edmond, North OKC
- ½ Block South of N.W. 150th Street
- 1 Block West of Lincoln Boulevard
- 1 Mile to Broadway Extension

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|                          | 1 MILE   | 3 MILE   | 5 MILE   |
|--------------------------|----------|----------|----------|
| POPULATION               | 4,787    | 72,930   | 183,919  |
| AVERAGE HOUSEHOLD INCOME | \$95,114 | \$87,395 | \$93,386 |
| TOTAL HOUSEHOLDS         | 1,955    | 29,972   | 75,280   |

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