

Sales Price: \$1,450,000



**Edgewater Office Park**  
**3801 N.W. 63rd Street, Buildings 2 & 3**  
Oklahoma City, Oklahoma 73116

**PROPERTY HIGHLIGHTS**

- Convenient Address along N.W. 63rd Street
- Ample Parking (Ratio: 4.88/1,000 SF)
- Common Areas Recently Updated
- Exterior Recently Painted
- 1/2 Mile to N.W. Expressway & Lake Hefner Parkway
- Many Restaurants and Retailers Close By

TOTAL SF	14,976 SF
BUILT	1977
ZONED	C-3

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### EXECUTIVE SUMMARY

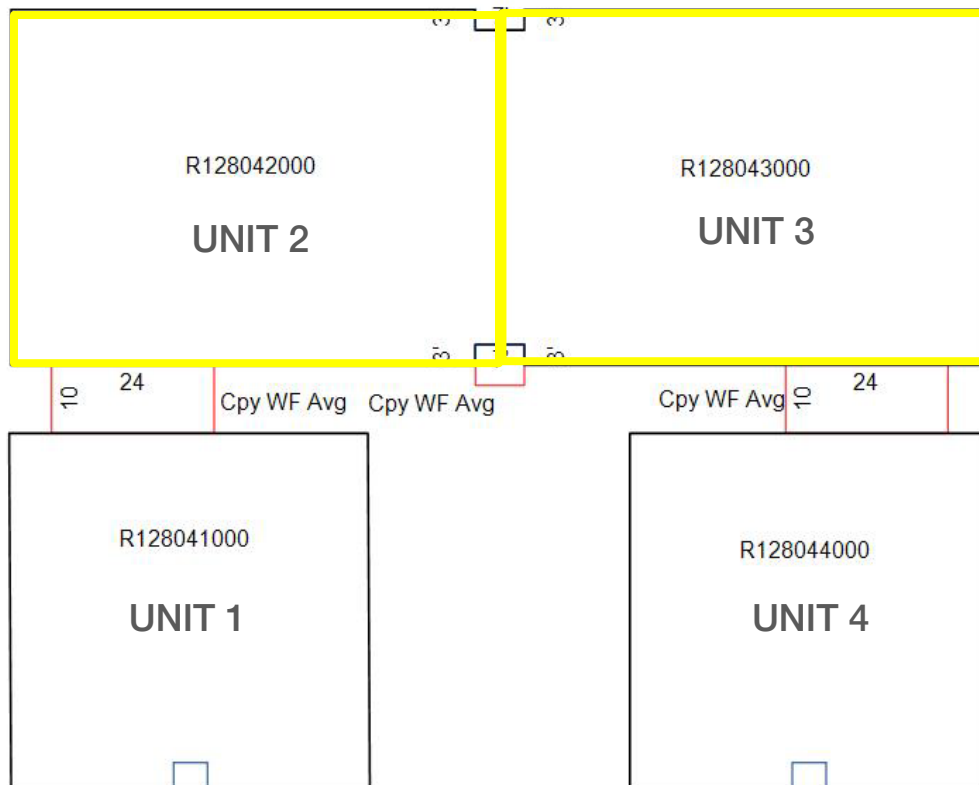
We are offering for sale the property known as Edgewater Office Park, 3801 N.W. 63<sup>rd</sup> Street, in the northwest Oklahoma City submarket.

This property is a part of a 3 unit complex and has a 14,976 square feet on two levels. The lot size is approximately 2 acres, and there is cross parking and cross access with the other two properties, including a condo association agreement. There is ample parking here.

The property offers a great opportunity for an owner/occupant looking for an office property at \$100 per square foot. An owner/investor could also occupy a portion of the building and have income from the tenants who would occupy a portion of the property.

Please contact us for a personal tour of this great investment opportunity in an A+ location.

Bob & Amanda Sullivan



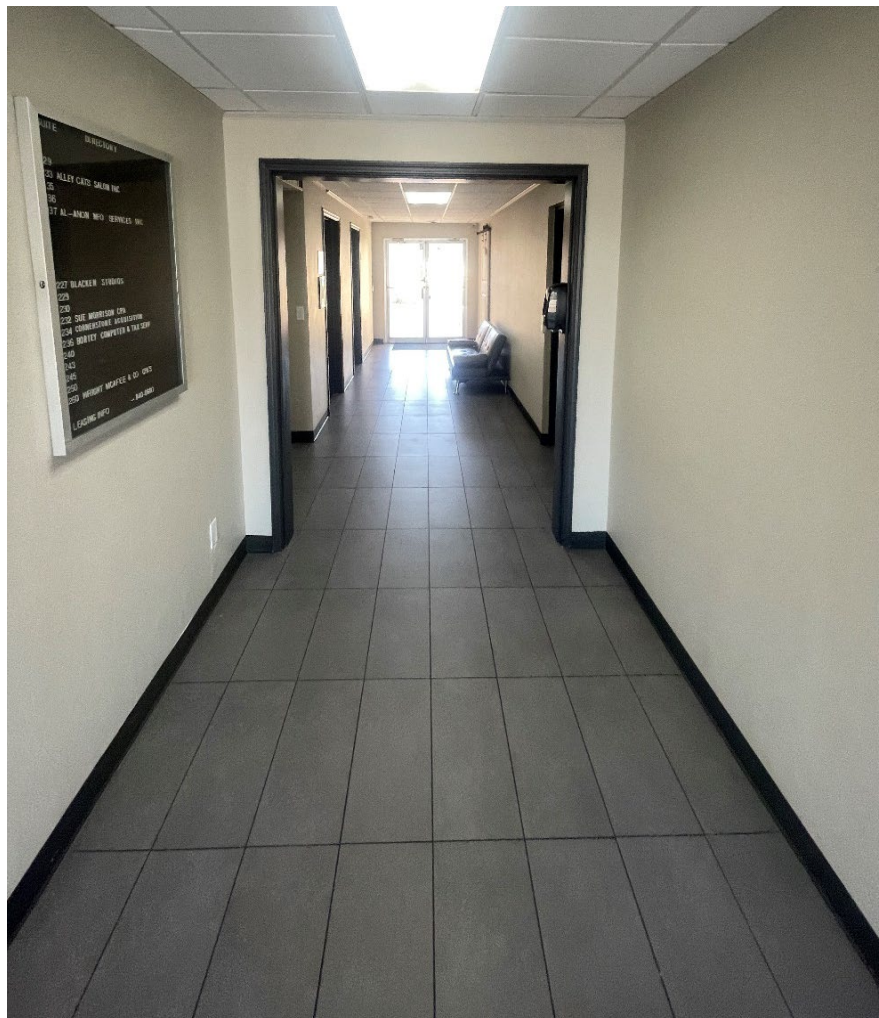
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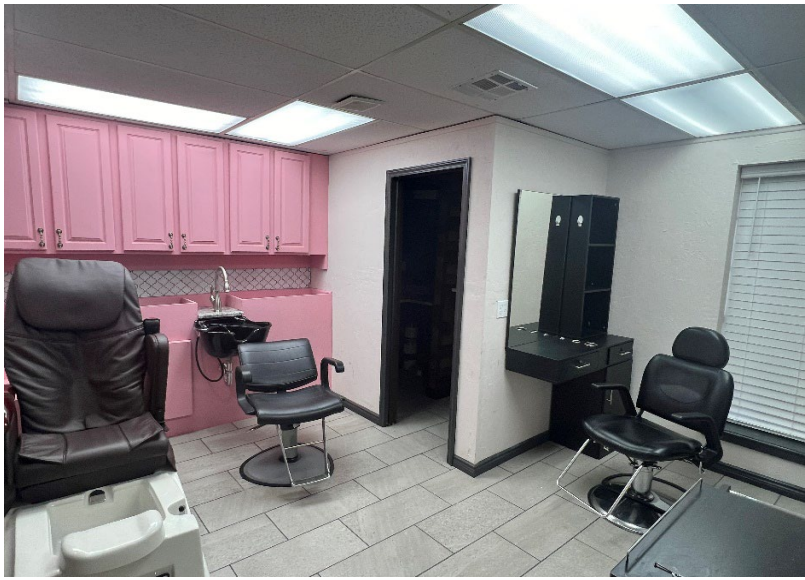
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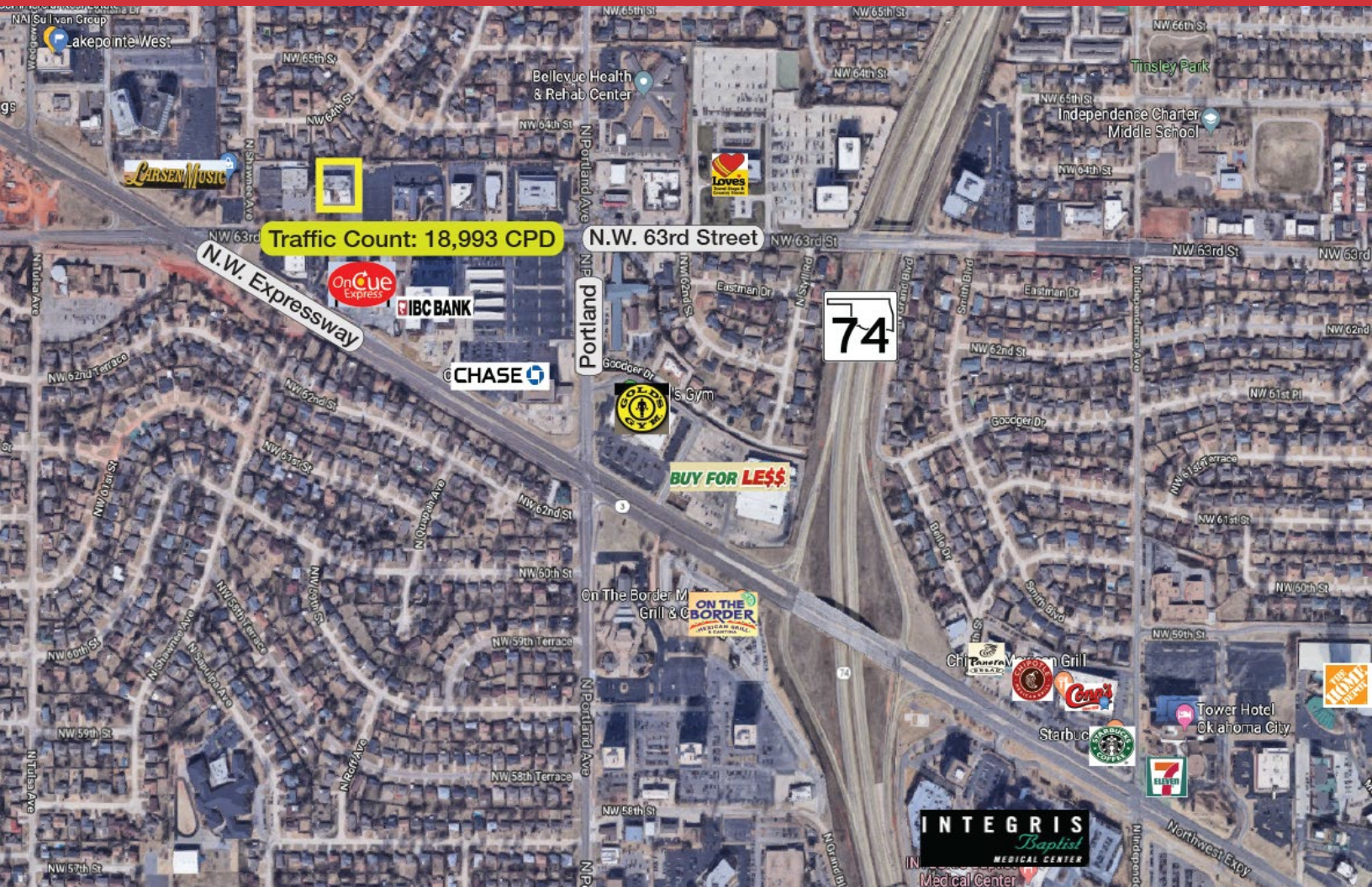
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Population	1 Mile: 9,859	3 Miles: 90,362	5 Miles: 253,146
Average Household Income	1 Mile: \$56,666	3 Miles: \$50,733	5 Miles: \$48,388
Total Households	1 Mile: 4,614	3 Miles: 40,387	5 Miles: 110,713

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