

Office Building For Sale

10,196 SF MOL

BELOW MARKET PRICE!

Sales Price: \$695,000



5850 W. Wilshire Boulevard

Warr Acres, Oklahoma 73132

PROPERTY HIGHLIGHTS

- Building Remodel Completed Approximately 3 Years Ago
 - (2) Updated ADA Compliant Restrooms
 - Updated Carpeting & Amenities
 - Ample Offices & Exam Rooms
 - 3 Break Rooms
 - 2 Conference Rooms
 - Plenty of Parking
 - Zoned Heat & Air
- Ideal for Professional or Medical Group
- Office Furniture & Exam Room Equipment Negotiable with Lease



CLICK HERE TO VIEW DRONE PREVIEW
<https://youtu.be/NMRB5uBBLkQ>

CLICK OR SCAN TO
 VIEW THE 3D TOUR



TOTAL SF	10,196 SF MOL
ZONING	C-2 (Restricted Commercial)
GENERAL USE	Office

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DEMOGRAPHICS

Population			
1 Mile: 12,070	3 Mile: 78,744	5 Mile: 217,988	10 Mile: 541,184
Average Household Income			
1 Mile: \$46,642	3 Mile: \$51,534	5 Mile: \$49,988	10 Mile: \$69,727
Total Households			
1 Mile: 4,833	3 Mile: 33,886	5 Mile: 95,468	10 Mile: 217,037

LOCATION HIGHLIGHTS

- New Redevelopment starting in the Area
- Within 4 Miles to Integris Baptist Hospital & Deaconess Hospital
- Easy Access to N.W. Expressway & other Major Highways
- Less than 1 Mile from Lake Hefner Golf Course
- Warr Acres City Limits
- Easy Access via Wilshire Boulevard from the East

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