



1045 15th Avenue Northwest

Ardmore, Oklahoma 73401

PROPERTY HIGHLIGHTS

- Medical Office Building on Busy Corner
- 12 Exam Rooms
- Lab & Nurses Station
- 3 Physician's Offices
- 6 Small Offices & 2 Admin Offices
- 2 Procedure Rooms
- 1 Lab with Ample Storage
- 4 Restrooms
- Large Reception Area
- Well Maintained with Spacious Entry
- Across from Retail & Ardmore Hospital
- Motivated Seller
- Best Use Medical
- Ample Parking for Office or Retail



TOTAL SF	5,540 SF MOL
LAND IN ACRES	0.82 MOL
ZONING	Commercial
GENERAL USE	Medical Office/Retail
TAXES	\$4,224

www.naisullivangroup.com

Nicole Mayes

Nicole's Cell: 1 405 209 3992
nicole@naisullivangroup.com

4045 N.W. 64th Street, Suite 340
Oklahoma City, Oklahoma 73116
Office: 1 405 840 0600 / Fax: 1 405 840 0610

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LOCATION HIGHLIGHTS

- Dimensions: 150' x 238.6'
- Just off I-35
- Intersection of Commerce & 15th Street
- Between OKC & Dallas
- Medical Community Serves Southern Oklahoma

Population		
1 Mile: 8,106	3 Mile: 23,965	5 Mile: 27,892
Average Household Income		
1 Mile: \$42,473	3 Mile: \$41,313	5 Mile: \$43,628
Total Households		
1 Mile: 3,303	3 Mile: 9,602	5 Mile: 11,100



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