NAI Sullivan Group

Medical Office Building
For Sale or Lease

2,534 SF & 0.33 Acres MOL

Sales Price: $315,000
SALES PRICE REDUCED!

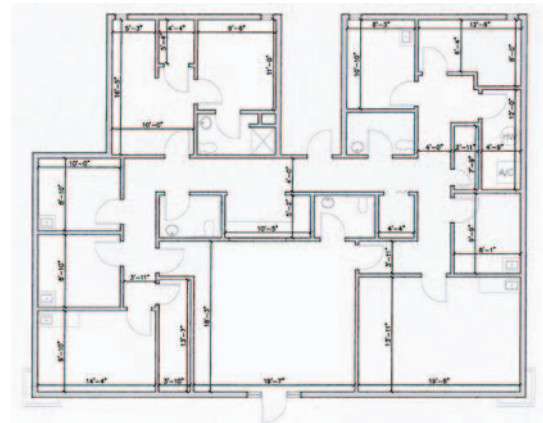Lease Price: $13.00/SF NNN
LEASE PRICE REDUCED!

2225 S.W. 59th Street
Oklahoma City, Oklahoma 73119

PROPERTY HIGHLIGHTS

- Free Standing Medical Office Building
- Nicely Furnished Throughout & Ready for Your Practice!
- Lots of Parking in Front & Rear
- Could be easily Converted to other Office or Commercial Use

TOTAL SF	2,534 SF MOL
LAND IN ACRES	0.33 MOL
ZONING	C-3 Commercial
GENERAL USE	Office
2012 TAXES	$2,781

www.naisullivangroup.com

For more information:

Darryl Meason
Cell: 1 405 205 9440
darryl@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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Map labels: LIVING CENTERS · UNITED STATES POSTAL SERVICE · S AGNEW AVE · S YOUNGS BLVD · ROCKWOOD AVE · S BARNES AVE · SW 56TH ST · SW 57TH ST · SW 58TH ST · Kindred Hospital Oklahoma City South · Hillcrest Clinical Research · SW 59TH ST · ALDI · TACO BELL · Walgreens · WAL★MART ALWAYS LOW PRICES · S PENNSYLVANIA AVE · S COUNTRY CLUB DR · SW 59TH PL · S BARNES AVE · HILLCREST DR · Brock Creek · SW 60TH ST · SW 61ST ST · SW 61ST TER

DEMOGRAPHICS

Population

1 Mile:	3 Mile:	5 Mile:
18,204	108,058	174,258

Average Household Income

1 Mile:	3 Mile:	5 Mile:
$44,753	$44,827	$50,211

Total Households

1 Mile:	3 Mile:	5 Mile:
7,623	42,096	65,901

LOCATION HIGHLIGHTS

- Dimensions: 90' x 158'
- Frontage: 90' on S.W. 59th Street
- Located on the N.E. Corner of S.W. 59th Street & S. Youngs Boulevard
- Located in the S.W. 59th Medical Corridor

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