



10420 N.E. 23rd Street

Oklahoma City, Oklahoma 73141

PROPERTY HIGHLIGHTS

- Former Dental Office
- 6 Dental Operatories
- Dark Room
- 4 Sinks Between Operatories
- New Roof in 2014
- Wired for Networking & Alarm System
- LED Security Lighting
- French Drains
- New Exterior Back Door
- 3 ADA Restrooms
- Recently Installed New Hot Water Tank
- New Awnings
- Well Water & City Sewer
- Storage Building/1 Car Garage
- 2 Zones of Electric Heat & Air
- Wood Base & Crown Molding
- Mature Trees
- Additional Land Available for Expansion



TOTAL SF	2,806 SF MOL
LAND IN ACRES	1.25 MOL
ZONING	I-1, General Industrial
TAXES	\$2,990.85
BUILT	1993
PARKING	18 Spaces

www.naisullivangroup.com

Amanda Sullivan

Cell: 1 405 323 6423
amanda@naisullivangroup.com

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

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

10420 N.E. 23rd Street
Oklahoma City, OK 73141

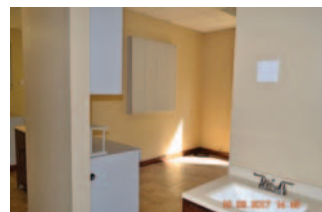
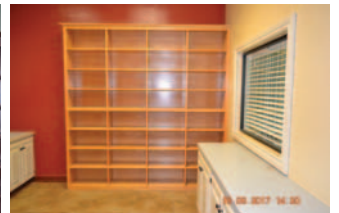


LOCATION HIGHLIGHTS

- Dimensions: 202.37' x 270'
- Frontage: 202' on 23rd Street
- Located in Nicoma Park
- High Traffic Count

DEMOGRAPHICS

Population		
1 Mile: 3,582	3 Mile: 33,814	5 Mile: 78,836
Average Household Income		
1 Mile: \$37,402	3 Mile: \$45,795	5 Mile: \$48,909
Total Households		
1 Mile: 1,440	3 Mile: 13,700	5 Mile: 32,099



www.naisullivangroup.com

Amanda Sullivan

Cell: 1 405 323 6423

amanda@naisullivangroup.com

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

NAISullivan Group