

4917 N. PORTLAND AVENUE
OKLAHOMA CITY, OK 73112

Investment Office Building For Sale

6,257 SF on 0.50 Acres MOL

Sales Price: \$799,000



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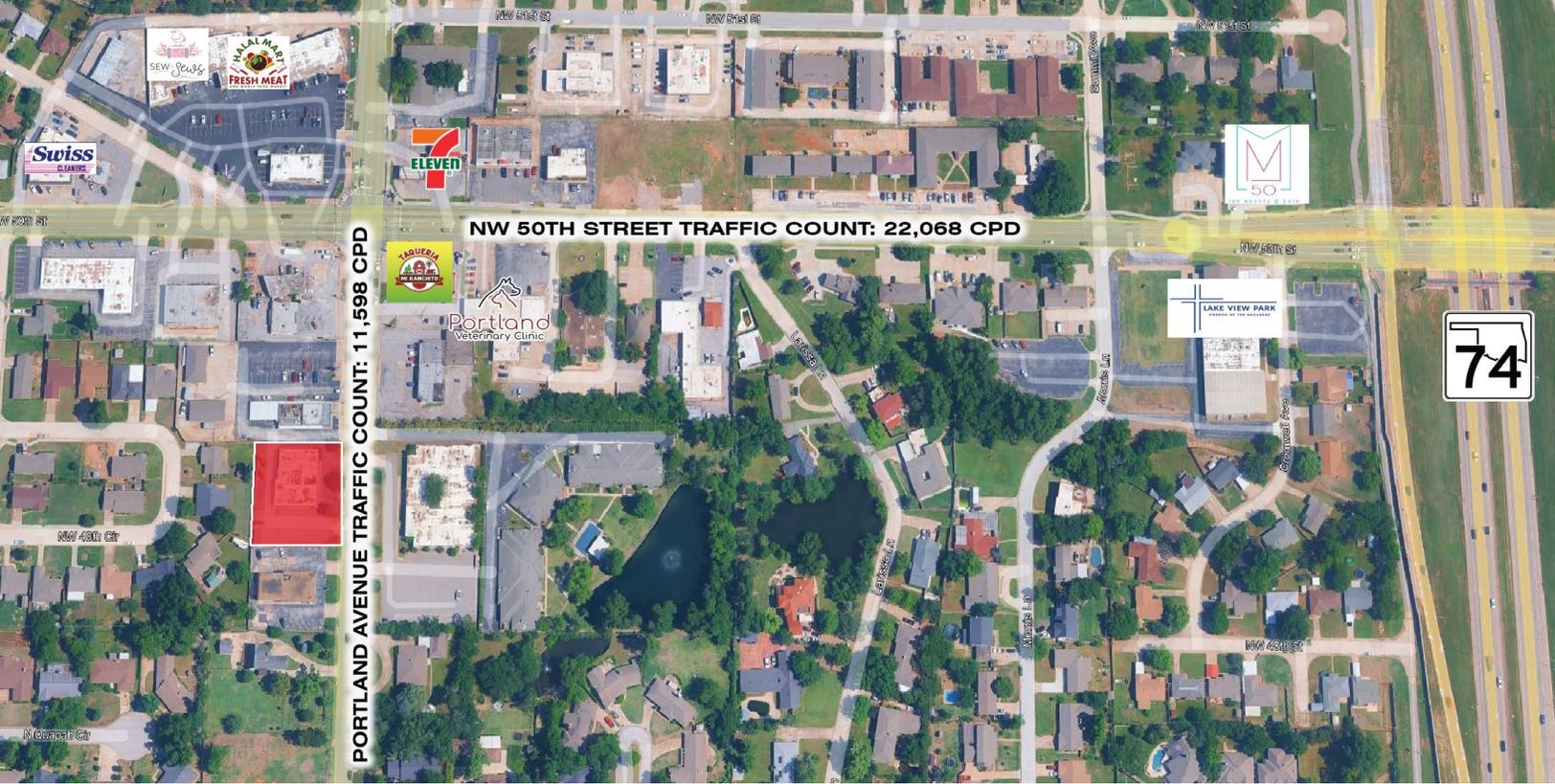
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PROPERTY HIGHLIGHTS

- Great Opportunity for an Owner/User while generating income from Tenants in the building or as an Investment Property
- 2019 Updated electrical system
- 2 Large Meeting Rooms to Generate Additional Income
- 2021 New Roof
- Main HVAC unit recently replaced
- 25 Parking Spots, 3 are Handicapped
- Additional Parking could be created if needed
- Storage Building can be included or removed from the property
- 3 points of Egress and 2 points of Ingress
- Full Kitchen
- Zoned: O-2

LOCATION HIGHLIGHTS

- Great Location South of NW 50th and Portland Avenue
- Close to Integris Health Baptist Medical Center Portland and Integris Medical Center
- Easy access to Lake Hefner Parkway, NW Expressway, 39th Expressway, and other major throughways



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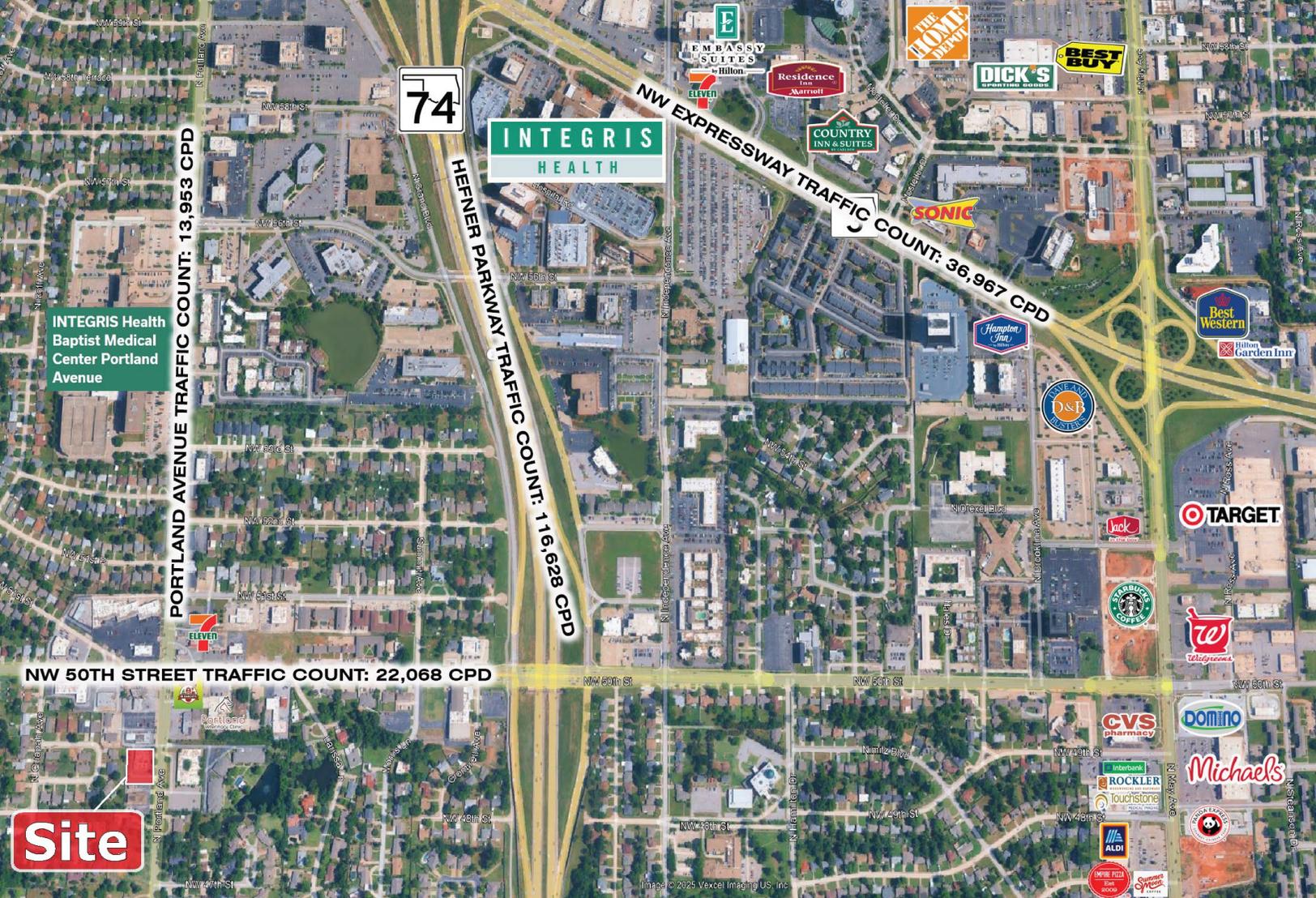
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	11,086	106,364	227,492
AVERAGE HOUSEHOLD INCOME	\$61,863	\$70,638	\$73,237
TOTAL HOUSEHOLDS	5,207	45,701	98,190

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