

## 1409 NW 150TH ST

## EDMOND, OK 73013



### PROPERTY DESCRIPTION

**NEW ROOF, NEW OUTSIDE PAINT, SOD AND LANDSCAPING. 1441 NW 150th ( 3,235/SF) sold 3.26.24 for \$630K**

This freestanding, professional office building is located in Fairview Farms Office Park. The office park contains 10 office buildings ranging in size from 3,200 SF- 4,500 SF.

The building backs up to the exclusive/upscale Fairview Farms residential neighborhood with homes valued well over \$1 million. Easy access to the Kilpatrick Turnpike, Broadway Extension and Lake Hefner Parkway.

### PROPERTY HIGHLIGHTS

- Lobby with built in reception area
- 10 windowed offices
- 1 large conference room (can easily be converted into 2 offices)
- Break area with sink and cabinets
- 2 restrooms
- 2 HVAC units
- Gas and electric
- Small IT room / large upstairs storage
- About 350 SF upstairs. Great for storage
- Ample concrete parking adjacent to the building
- **1441 NW 150th Street sold 3-26-24 for \$630,000 (3,235 SF)**

### LOCATION DESCRIPTION

Located on the north side of 150th Street in Edmond between Western Avenue and Pennsylvania Avenue.

### OFFERING SUMMARY

<b>Sale Price:</b>	\$595,000
<b>Price / SF:</b>	\$185.94/SF
<b>Available SF:</b>	±3,200 SF
<b>Year Built:</b>	2001
<b>Market:</b>	NW OKC / Edmond
<b>Insurance:</b>	\$4,000 annually
<b>Taxes:</b>	\$7,529.68 (2023 actual)
<b>Association Dues:</b>	Vary based on needed improvements but generally minimal to \$1,200 annually

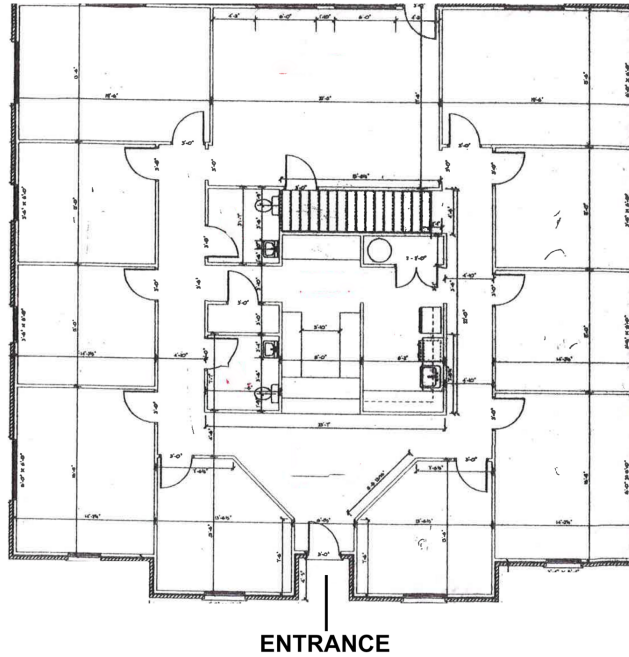
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