

213 EAST MAIN STREET

213 EAST MAIN STREET, CALERA, OK 74730



## BRANDY RUNDEL

retail leasing associate  
brundel@pricedwards.com  
O: 405.990.5337 C: 405.990.5337

**Sale Price**  
\$2,750,000

213 EAST MAIN STREET

213 EAST MAIN STREET, CALERA, OK 74730



## PROPERTY DESCRIPTION

Presenting a versatile commercial building in the heart of Calera, Oklahoma, originally designed as an Urgent Care facility. This property offers a range of possibilities for medical, office, or mixed-use purposes.

Located in the trade area of the Choctaw Nation, this property is just minutes away from the Choctaw Casino, which attracts 6 million visitors annually.

No urgent care facilities currently serve this high-traffic area, offering a unique opportunity for a healthcare provider.

This property is not only ideal for medical use but also offers endless potential for various business ventures, from office space to residential conversions. The land itself presents additional opportunities for development or expansion.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$2,750,000
<b>Lot Size:</b>	1.76 Acres
<b>Building Size:</b>	15,824 SF
<b>NOI:</b>	\$173,468.00
<b>Cap Rate:</b>	6.0%

## PROPERTY HIGHLIGHTS

- Large Reception Area: Welcoming and spacious for high patient or client traffic
- 14 Exam Rooms: Ready-to-use, ideal for a healthcare setup
- Lab and Trauma Bay: Fully equipped for various medical needs
- Radiology Suite: Includes 2 Lead X-ray rooms
- Multiple Offices: Suitable for administration or additional services.
- Upstairs Space: A large area featuring office space and an apartment for an attending physician. Alternatively, this space could be rented out as office suites or converted into small apartments for extra income.
- On-site Pharmacy: A functioning pharmacy with an owner open to continuing the lease, providing an immediate revenue stream.
- Fiber Optic Connectivity: High-speed internet and phone systems are already in place.

## BRANDY RUNDEL

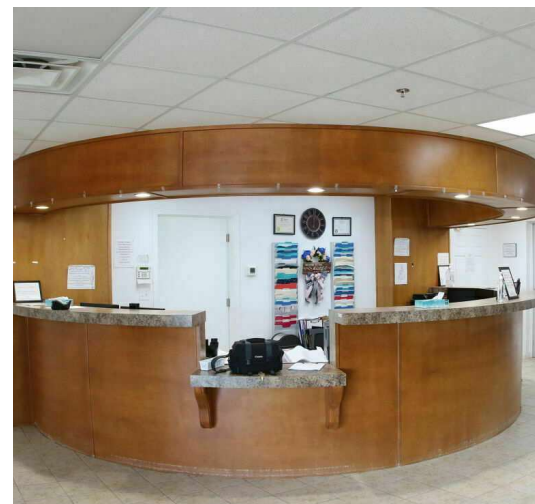
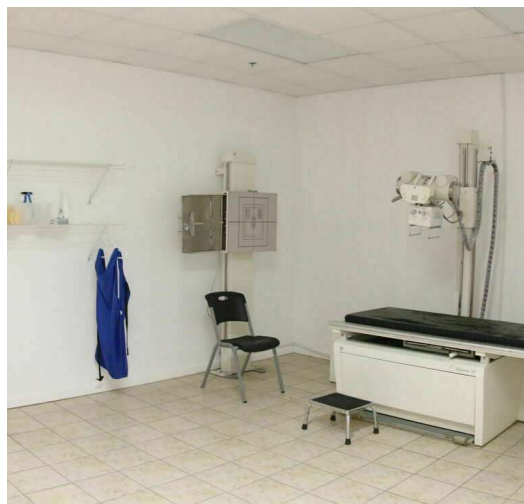
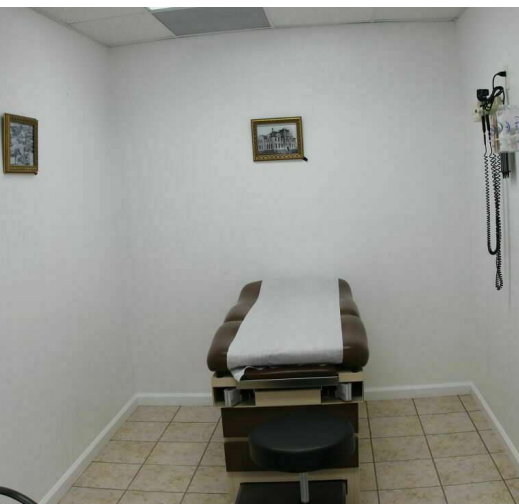
brundel@priceedwards.com

O: 405.990.5337 C: 405.990.5337



213 EAST MAIN STREET

213 EAST MAIN STREET, CALERA, OK 74730



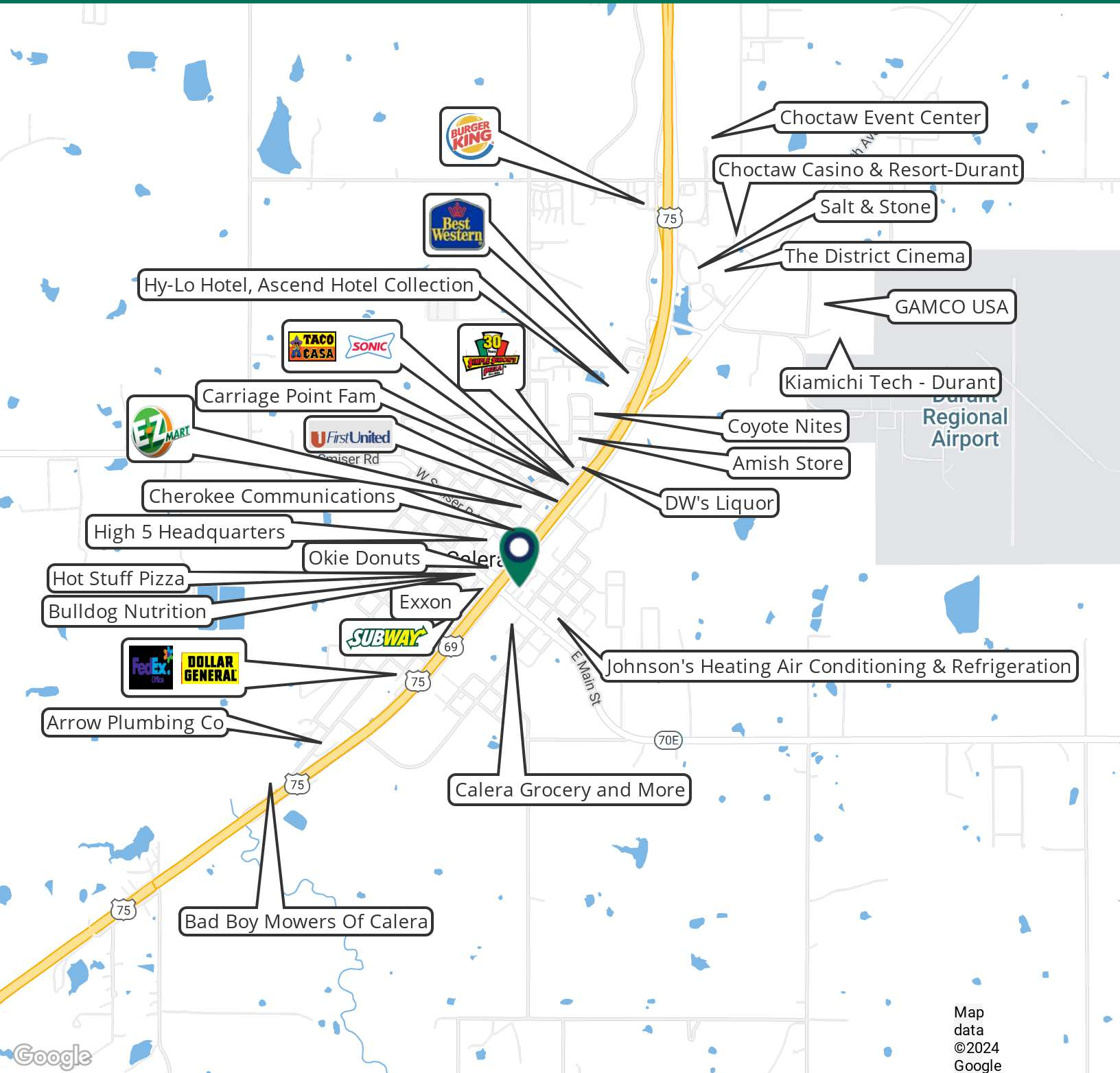
**BRANDY RUNDEL**

[brundel@priceedwards.com](mailto:brundel@priceedwards.com)

O: 405.990.5337 C: 405.990.5337

## 213 EAST MAIN STREET

213 EAST MAIN STREET, CALERA, OK 74730



Map data  
©2024  
Google

### BRANDY RUNDEL

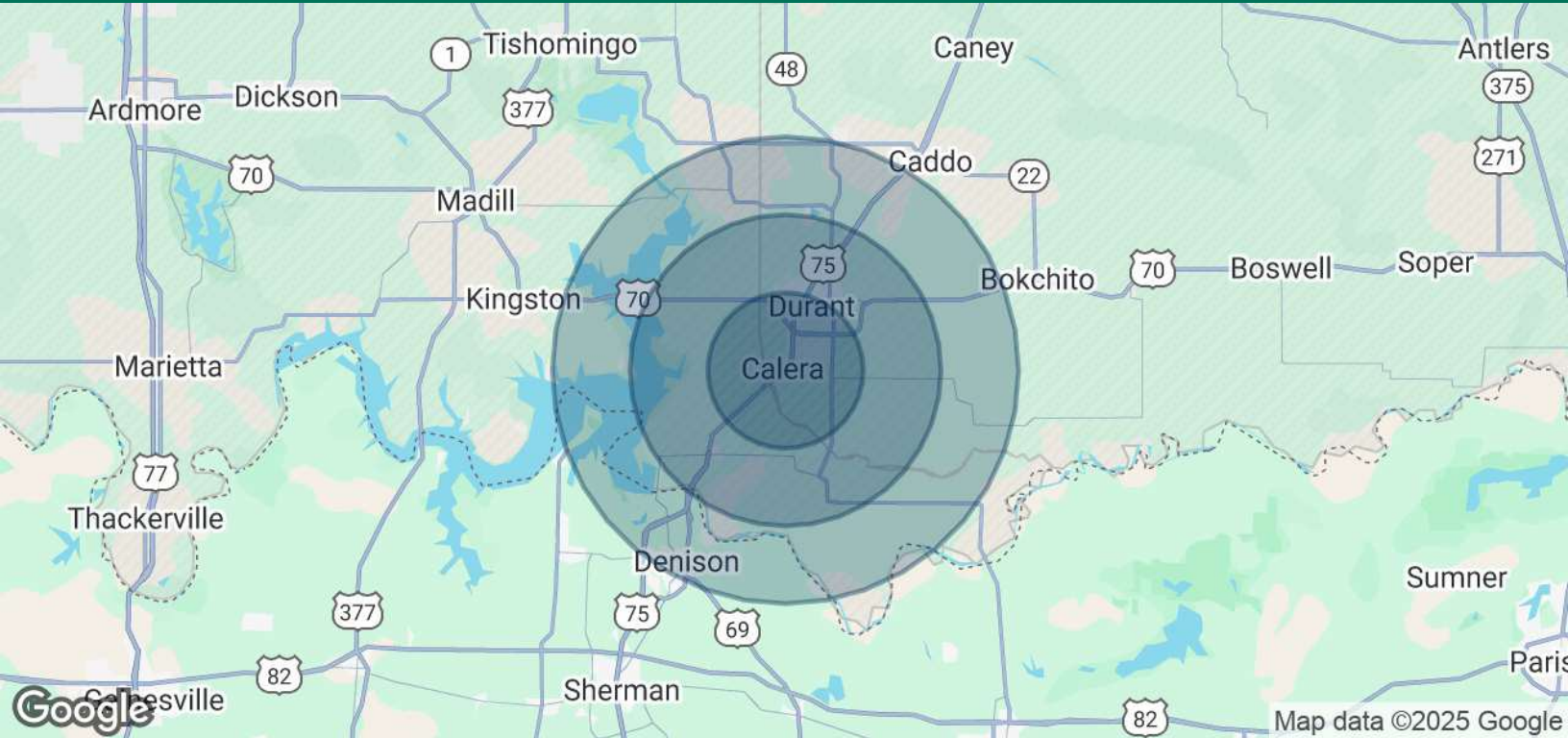
brundel@priceedwards.com

O: 405.990.5337 C: 405.990.5337



## 213 EAST MAIN STREET

213 EAST MAIN STREET, CALERA, OK 74730



POPULATION	5 MILES	10 MILES	15 MILES
<b>Total Population</b>	9,666	39,027	71,157
<b>Average Age</b>	38	39	41
<b>Average Age (Male)</b>	37	38	39
<b>Average Age (Female)</b>	39	40	42
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
<b>Total Households</b>	3,743	15,060	27,978
<b># of Persons per HH</b>	2.6	2.6	2.5
<b>Average HH Income</b>	\$74,423	\$78,064	\$78,327
<b>Average House Value</b>	\$170,859	\$198,157	\$207,410

Demographics data derived from AlphaMap

03052025

### BRANDY RUNDEL

brundel@priceedwards.com

O: 405.990.5337 C: 405.990.5337