PRICE EDWARDS

Free Standing Office Building | For Sale 502 George Glenn Blvd, Sallisaw, OK 74955



OFFERING SUMMARY		PROPERTY OVERVIEW
Sale Price:	\$3,000,000	This Fully occupied, well maintained Office Building is being offered for Sale.
Building Size:	22,500 SF	
Lot Size:	7.40 Acres	PROPERTY HIGHLIGHTS
Price / SF:	\$133.33	Office Building
Cap Rate:	8.48%	OKDHS tenant in placeNew Roof
NOI:	\$254,338	New RoofLarge parking areas
Year Built:	2011	

GIRMA MOANING 405.239.1244 gmoaning@priceedwards.com priceedwards.com

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited

PRICE EDWARDS

Free Standing Office Building | For Sale 502 George Glenn Blvd, Sallisaw, OK 74955

















GIRMA MOANING 405.239.1244 gmoaning@priceedwards.com priceedwards.com

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited



Free Standing Office Building | For Sale 502 George Glenn Blvd, Sallisaw, OK 74955

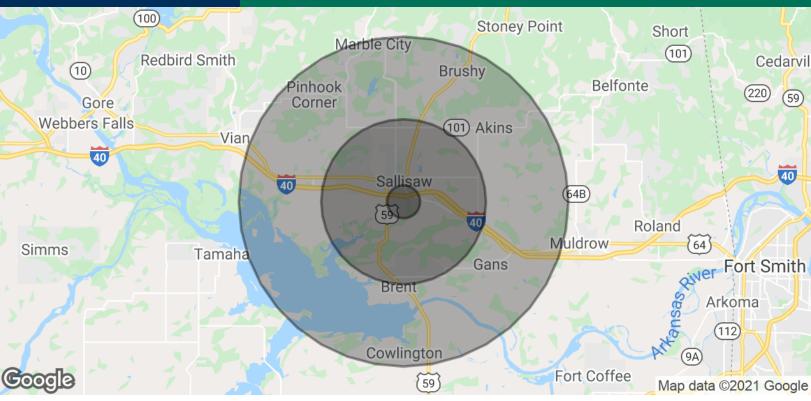


GIRMA MOANING 405.239.1244 gmoaning@priceedwards.com priceedwards.com

information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited.

PRICE EDWARDS

Free Standing Office Building | For Sale 502 George Glenn Blvd, Sallisaw, OK 74955



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,526	13,155	21,254
Average age	37.8	35.9	37.3
Average age (Male)	30.2	32.7	35.3
Average age (Female)	40.5	37.1	37.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	593	4,933	7,852
# of persons per HH	2.6	2.7	2.7
Average HH income	\$40,710	\$41,284	\$42,963
Average house value		\$97,554	\$95,566

* Demographic data derived from 2010 US Census

05072021

GIRMA MOANING 405.239.1244 gmoaning@priceedwards.com priceedwards.com

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited