

**OFFERING SUMMARY**

Sale Price:	\$1,550,000
Building Size:	3,215 SF
Lot Size:	0.643 Acres
Price / SF:	\$482.12
Cap Rate:	3.11%
NOI:	\$48,225
Year Built:	2010
Zoning:	Commercial
Market:	Western Oklahoma
Submarket:	Elk City

**PROPERTY OVERVIEW**

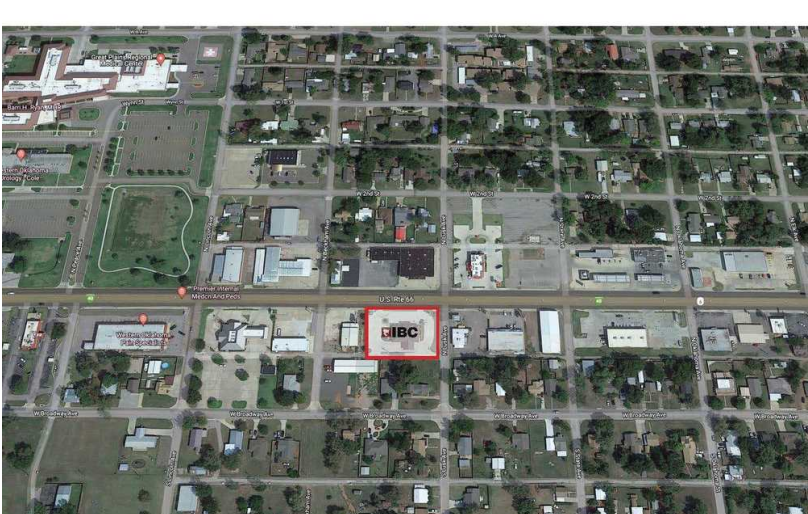
The property is a bank facility located on Hwy 66 in Elk City OK, The building was built in 2010 and is in excellent condition.

**PROPERTY HIGHLIGHTS**

- Great Retail Location
- Multi Use Facility
- Drive Thru
- Bank Vault

**PAUL RAVENCRAFT**  
405.239.1220  
pravencraft@pricedwards.com  
pricedwards.com

**GEORGE WILLIAMS, CCIM**  
405.239.1270  
gwilliams@pricedwards.com  
pricedwards.com

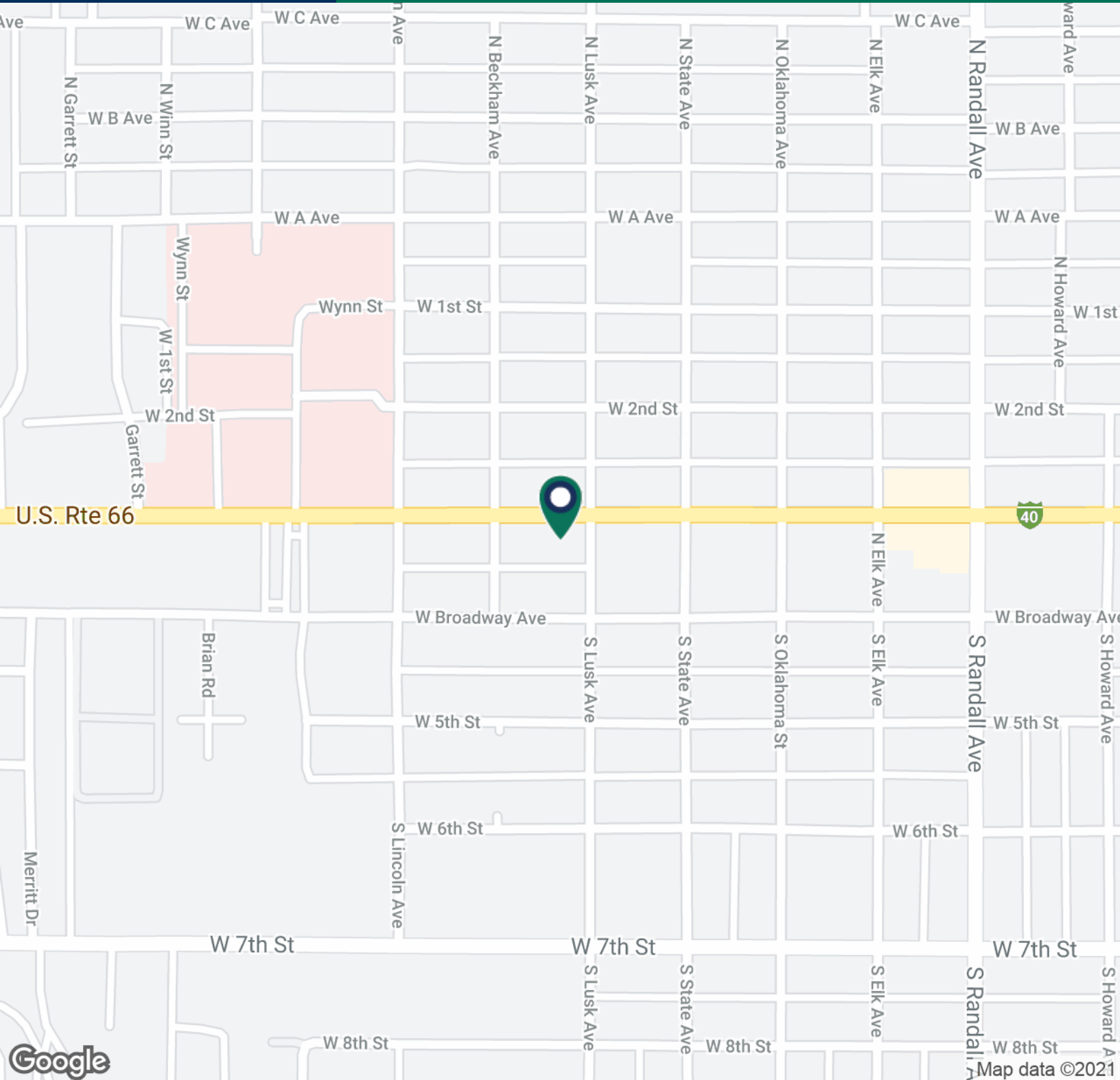


**PAUL RAVENCRAFT**  
405.239.1220  
pravencraft@pricedwards.com  
pricedwards.com

**GEORGE WILLIAMS, CCIM**  
405.239.1270  
gwilliams@pricedwards.com  
pricedwards.com

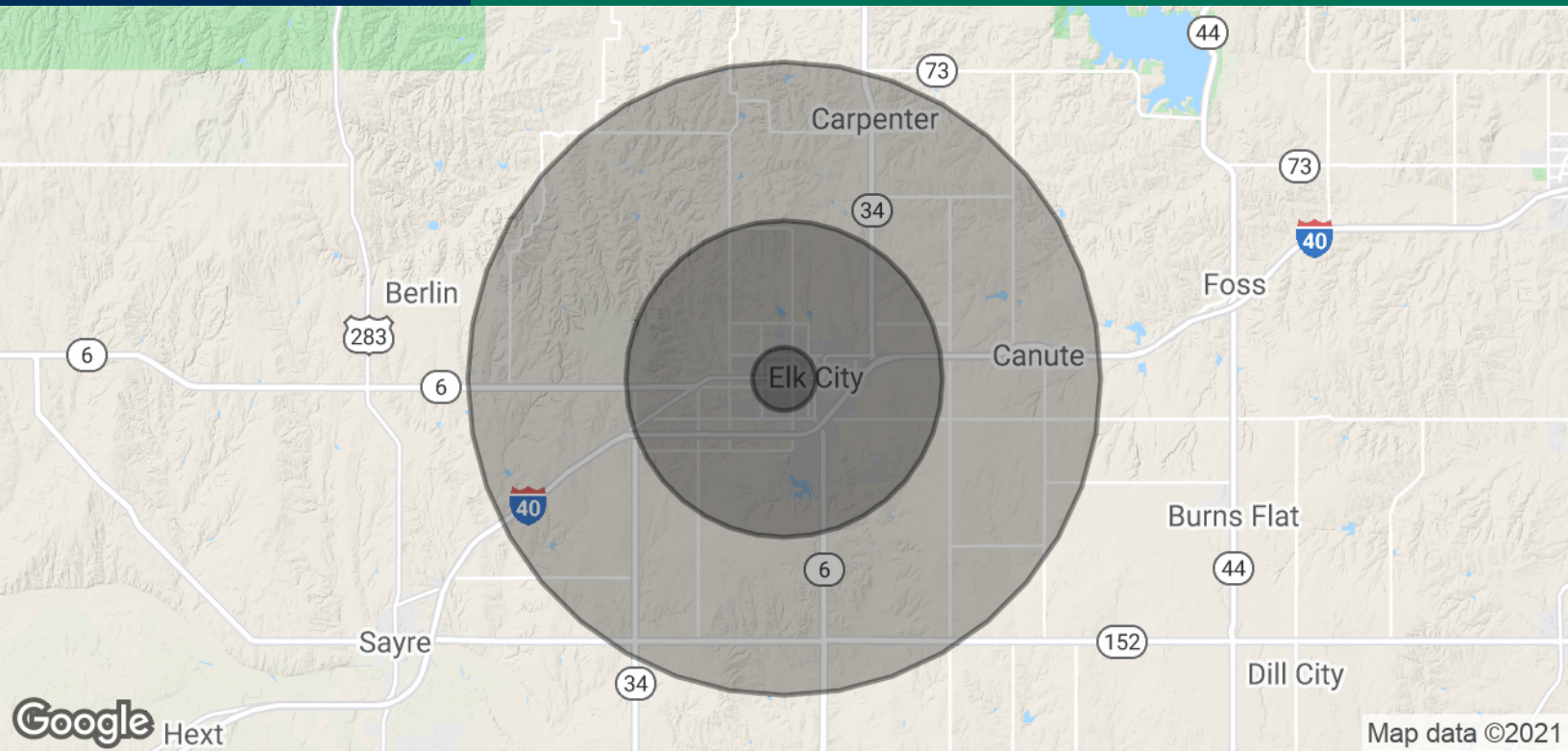
# IBC Elk City

1504 W 3rd , Elk City, OK 73644



**PAUL RAVENCRAFT**  
405.239.1220  
pravencraft@pricedwards.com  
pricedwards.com

**GEORGE WILLIAMS, CCIM**  
405.239.1270  
gwilliams@pricedwards.com  
pricedwards.com



**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	264	7,896	17,685
Average age	32.3	31.6	32.5
Average age (Male)	29.8	29.8	30.0
Average age (Female)	36.2	34.4	36.3

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	93	2,841	6,228
# of persons per HH	2.8	2.8	2.8
Average HH income	\$57,891	\$55,967	\$57,118
Average house value		\$109,431	\$104,171

\* Demographic data derived from 2010 US Census

**PAUL RAVENCRAFT**  
405.239.1220  
pravencraft@pricedwards.com  
pricedwards.com

**GEORGE WILLIAMS, CCIM**  
405.239.1270  
gwilliams@pricedwards.com  
pricedwards.com