



OFFICE BUILDING | FOR SALE

7800 NW 23RD ST, BETHANY, OK 73008

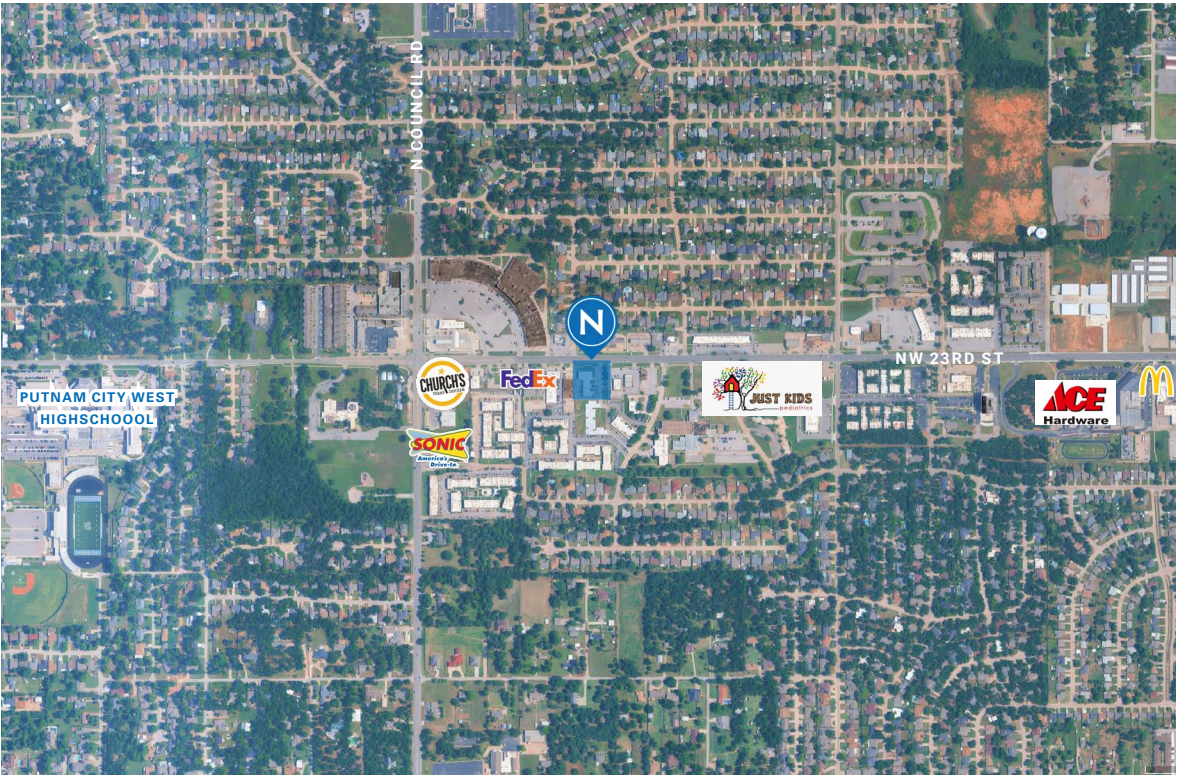
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NEWMARK
ROBINSON PARK

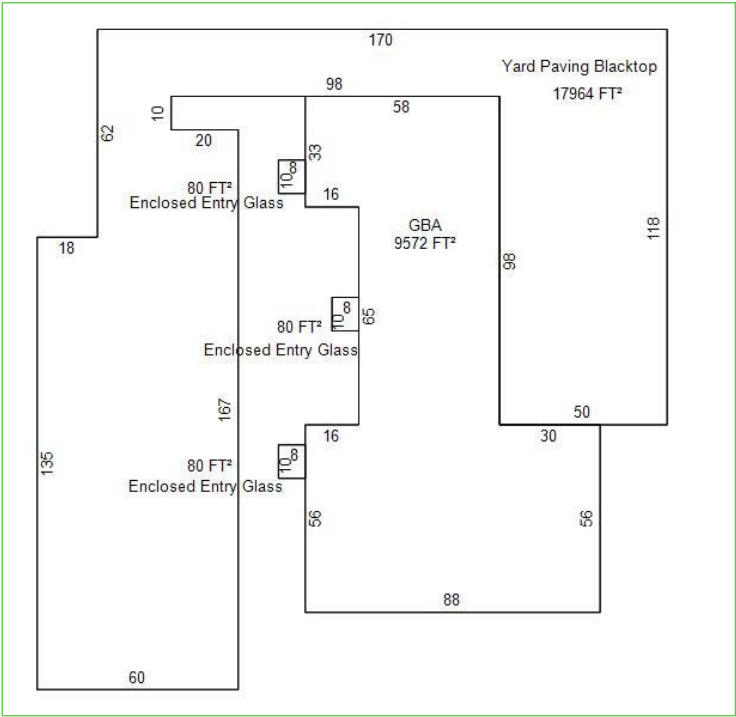
7800 NW 23RD ST / FOR SALE



PROPERTY OVERVIEW

Strategically located along NW 23rd Street, a major east-west thoroughfare in Bethany, the property benefits from high visibility and accessibility. The surrounding area is a commercial corridor, featuring a mix of national and regional retailers such as McDonald's, Walgreens, and Westlake Ace Hardware, as well as medical facilities like Just Kids Pediatrics and Physicians Choice Dialysis. The building itself is designed to accommodate medical operations, with infrastructure supporting specialized healthcare services. Its placement within a busy commercial district makes it an attractive investment opportunity for buyers seeking a property with a stable tenant and potential for long-term value appreciation. For investors looking to acquire a property with an established medical tenant in a high-traffic area, 7800 NW 23rd presents a compelling opportunity.

SITE/FLOOR PLAN/OTHER



DETAILS

Sale Price	\$1,500,000
NOI	\$108,417
Lease term	60 months
Building Size	9,572 SF
Year Built	1991
Market	Oklahoma City/Bethany