4300 S. SHIELDS BLVD.

JerryHocker
Commercial / Industrial Brokerage

0-223

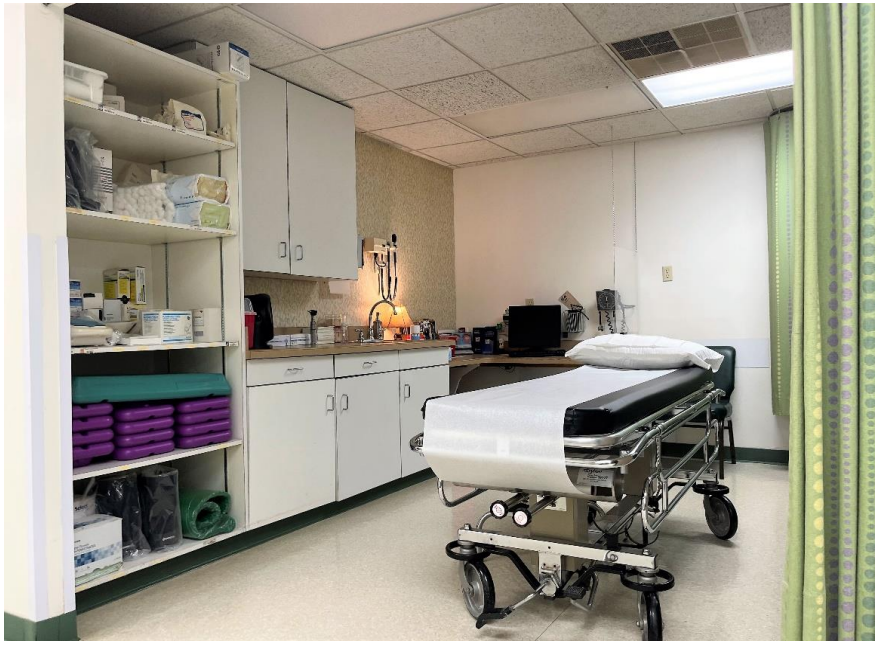
OKLAHOMA CITY, OK 73129

MEDICAL OFFICE FOR SALE

PRESENTED BY: HOCKER & ASSOCIATES - 4323 N. CLASSEN BLVD., SUITE 100, OKLAHOMA CITY, OK 73118 - (405) 840-4545 OFFICE - WWW.HOCKER.COM

WAITING ROOM

EXAM ROOM



WORK STATION

EXAM ROOM

PRICING & OVERVIEW

PRICE : $1,600,000.00

PRICE / SF : $352.58

BUILDING SIZE : 5,698 sf (see breakdown below)

LAND SIZE : 50,876 sf (1.17 acres)

ZONING : SPUD-39, SPUD-433 (C-3 medical) & R-2

BUILDING 1 : 4,478 sf, Built 1989 **building description below in summary*

BUILDING 2 : 1,220 sf, Built 1930 **building description below in summary*

SUMMARY

The property contains an operating medical clinic that has been in open for 35 years. Including with the property is a 1,220 sf residence that can be used as an investment property or additional office space/storage and an additional 24,764 sf of vacant land ready for commercial development.

BUILDING #1 (MEDICAL CLINIC): 6 large exam exams completely plumbed, multiple workspaces, 5 bathrooms, complete nurses station, large waiting room, x-ray room, kitchen/breakroom, lab room, multiple offices for doctors and accounts receivable.

BUILDING #2 (RESIDENCE): 2 beds, 2 baths, Livingroom, full kitchen, laundry room, storm windows and storm cellar.

HIGHLIGHTS

→ Lots of client / consumer traffic (19,010 vehicles per day)

→ 265 feet of frontage on S. Shields Blvd. and 245 feet on 42nd & 43rd St.

→ Brand new roof (installed August 2022) with 10 yr. transferrable warranty

→ 4 HVAC regularly maintained HVAZ zones.

→ Circulating hot water system = instant hot water

→ 4 backup generators

→ 17 Parking spaces with additional in back.

→ LED lit parking lot

→ Cox ready and AT&T fiber at property with 10 fiber optic lines

CONTACT US

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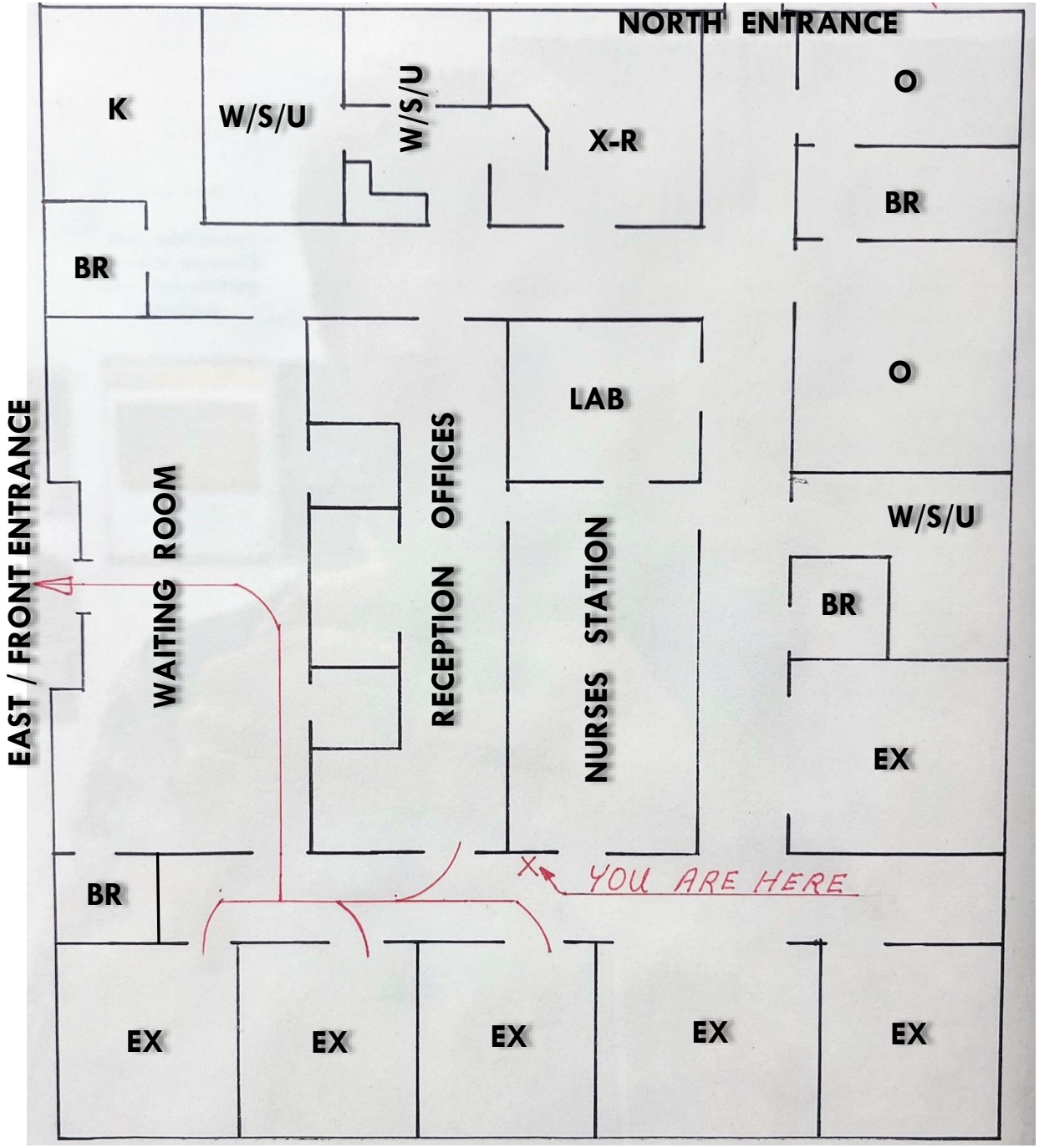
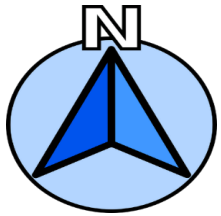
FLOOR PLANS

O = Office
BR = Bathroom
EX = Exam Room
K = Kitchen
X-R = X-Ray Room
W/S/U = Work, Storage Room, Utility Room





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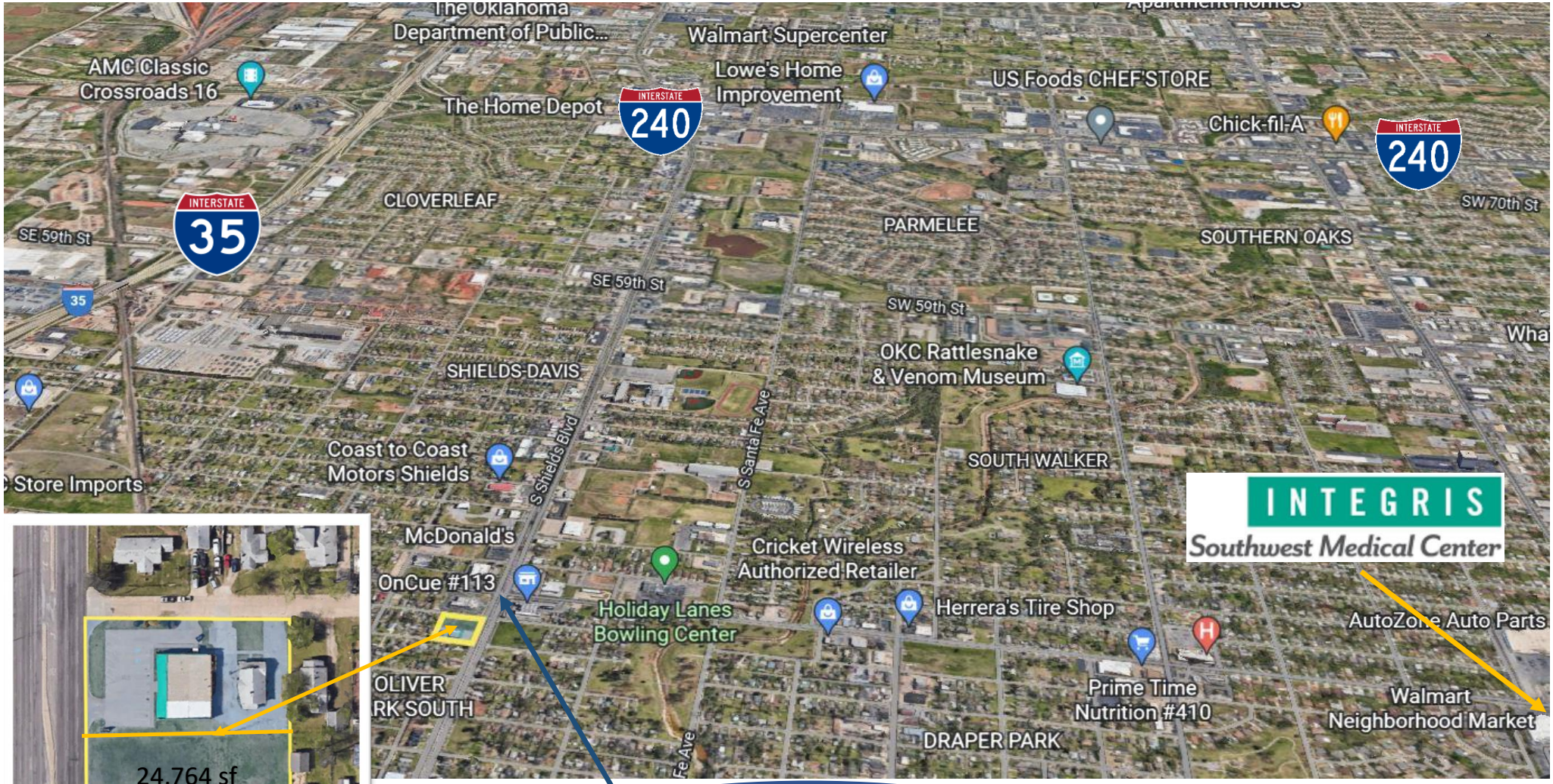

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