JerryHocker AND ASSOCIATES
Commercial / Industrial Brokerage

# 2901 S. BROADWAY ST. - EDMOND, OK 73013

# FOR SALE

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

## PRICING & OVERVIEW

**PRICE :** $1,100,000.00

**PRICE / SF :** $245.76

**BUILDING SIZE :** 4,476 sf (this includes the square footage of the 2nd story outlined below)

**LAND SIZE :** 0.42

**ZONING :** E -1 (Retail General Commercial Edmond

**BUILT :** 1986

**FIRST STORY:** 3,850 sf (Retail spaces, bathrooms, offices and includes a drive thru)

**SECOND STORY:** 626 sf (3 offices that are customizable)

## HIGHLIGHTS

→ One 12'x10' drive thru with 2 more drive thru 12'x10' overhead door options

→ 125' of Frontage on Broadway (Main Artery St. into Edmond)

→ 31,906 Vehicles Per Day (2016 Crexi)

→ 18' Roadway Signage

→ 3 Phase Power

→ Tall ceilings and open floor plan options

→ Lots of windows to let in natural light

→ Customizable Property

→ 25 Parking Spaces

→ Located near multiple shadow anchors

## SUMMARY

This property is located in one of Oklahoma City's most popular suburbs (Edmond) and offers any business great exposure on one of Edmond's main road that feeds directly to downtown Edmond and Oklahoma City.

If you wish to learn more about the property please contact us using the information below.

CONTACT US


# JOHNNY STRADAL

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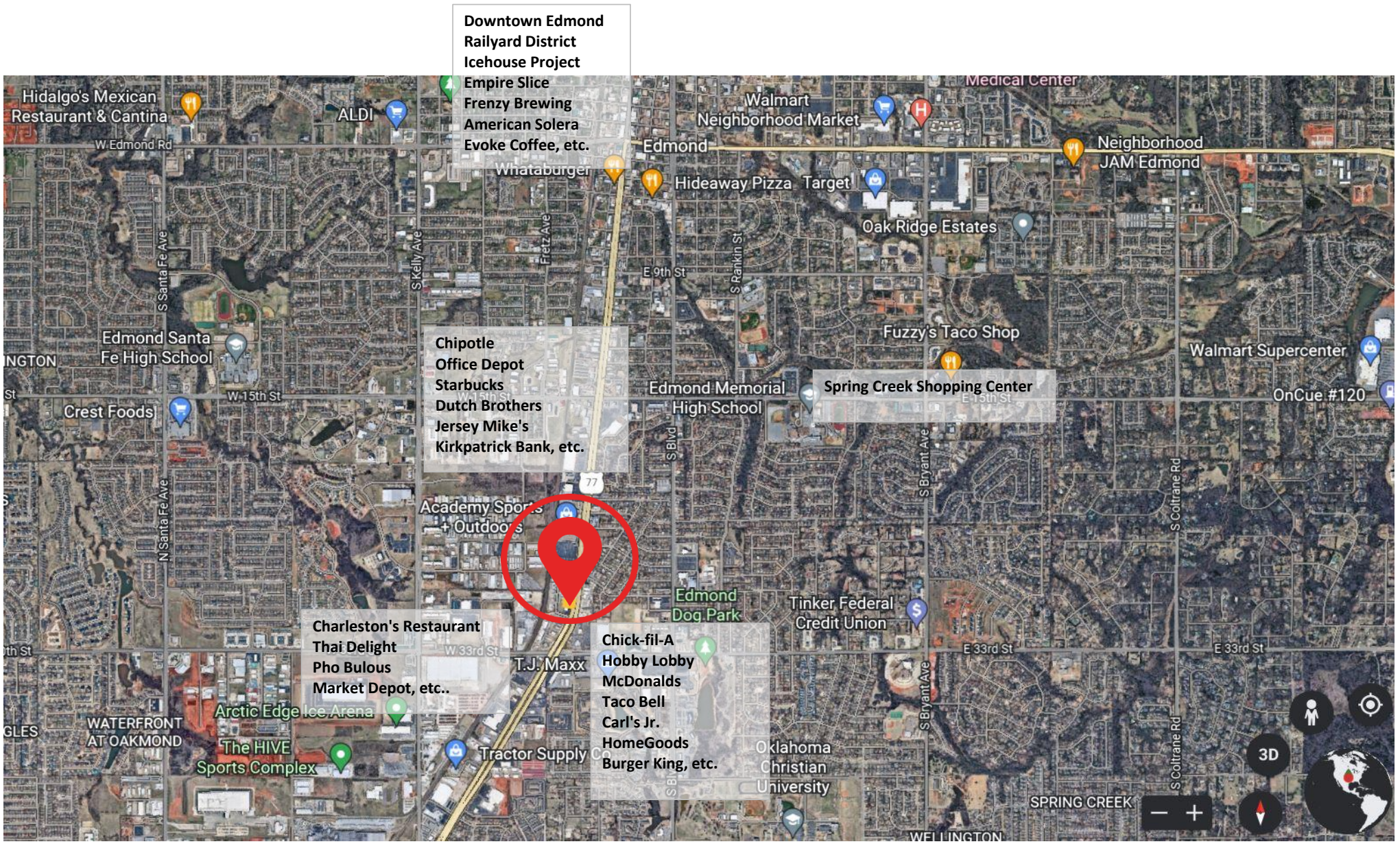


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