

216 W. BROADWAY AVENUE
ELK CITY, OK 73644



Office | Retail Building For Sale or Lease

3,075 SF on 0.16 Acres MOL

REDUCED Sales Price: \$320,000

Lease Price: \$12.00/SF NNN

NAIRED COMMERCIAL
REAL ESTATE
405.840.0600 | NAIRED.COM

MATTHEW PIERCE
405.203.3636
MATT@NAIRED.COM

CADE FLESNER
760.889.2305
CADE@NAIRED.COM



PROPERTY OVERVIEW

TOTAL SF	3,075 SF
LOT SIZE	0.16 ACRES +/-
YEAR BUILT	1925
ZONING	OFFICE

- Fully Renovated in 2019
- 2+ Large Offices
- Large Conference Room
- Kitchenette
- Break Room
- Parking Lot in Rear of Property
- Across from Elk City Carnegie Library
- Ample Retail and Restaurants Nearby
- Easy Access to E. State Highway 66
- Easy Access to I-40

DEMOGRAPHICS



POPULATION

1 MILE: 5,702
 3 MILES: 12,095
 5 MILES: 13,347



AVERAGE HOUSEHOLD INCOME

1 MILE: \$55,316
 3 MILES: \$63,678
 5 MILES: \$66,696



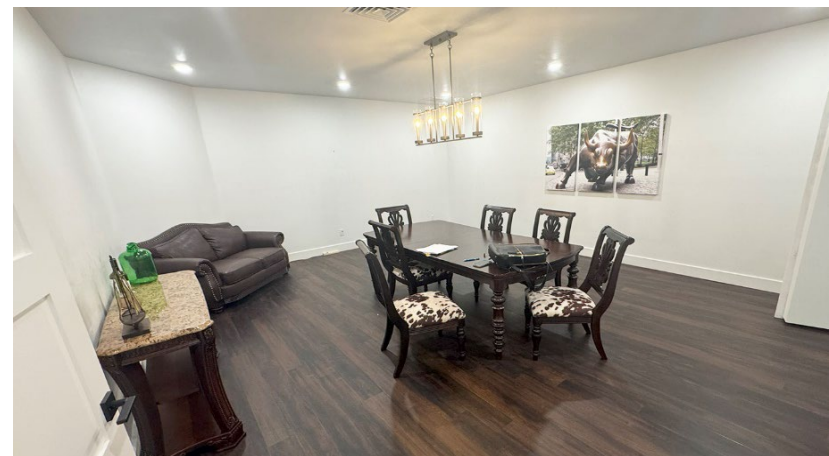
TOTAL HOUSEHOLDS

1 MILE: 2,267
 3 MILES: 4,830
 5 MILES: 5,279



0.2 MILES FROM ROUTE 66
 0.15 MILES FROM SH-6/SH-34
 1.5 MILES FROM I-40

216 W. BROADWAY AVENUE



216 W. BROADWAY AVENUE AERIAL

