

825 S. KELLY AVENUE
EDMOND, OK 73003



Investment Opportunity with Upside
28,818 SF on 2.73 Acres MOL
Sales Price: \$4,300,000 (\$149.21/SF)

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PROPERTY OVERVIEW

TOTAL SF	28,818 SF
LOT SIZE	2.73 ACRES +/-
YEAR BUILT	2006
ZONING	D-O (SUBURBAN OFFICE DISTRICT)

- **CAP RATE: 8.26%**
- **NOI: \$355,167.60**

- Three Office Buildings:
 - Building 1: 9,666 SF
 - Building 2: 9,486 SF
 - Building 3: 9,666 SF
- Tenants Include: Traditions Health Care of Edmond, Traditions Hospice of Edmond, Continental Land Resource, Elmer & Associates, CPA
- Garden-Style Office Complex
- Less than 10 Minutes to Downtown Edmond
- Ample Retail & Restaurants Nearby

DEMOGRAPHICS



POPULATION
 1 MILE: 9,999
 3 MILES: 84,343
 5 MILES: 169,683



AVERAGE HOUSEHOLD INCOME
 1 MILE: \$86,531
 3 MILES: \$115,180
 5 MILES: \$119,187



TOTAL HOUSEHOLDS
 1 MILE: 4,282
 3 MILES: 33,215
 5 MILES: 67,445



1 MILE FROM US 77
 2 MILES FROM US 344
 3.5 MILES FROM I-35

825 S. KELLY AVENUE



825 S. KELLY AVENUE AERIAL

SITE

