

FOR SALE

4520 SW 33rd Street,
Oklahoma City, OK 73179



Johnson
Commercial Group

JohnsonCommercialGroup.com



Offering Summary

Sale Price: \$649,000

Price Per SF: \$94.88

Size: 6,840 SF

Lot Size: 0.84 Acres

Year Built: 1983

Zoning: I-2

Property Overview

Previously operated as a daycare center, this 6,840 SF freestanding office property sits on 0.84 acres and is zoned I-2, offering flexibility for a variety of professional or institutional uses. Conveniently located just 0.5 miles north of I-240 and 2 miles south of I-40 at Meridian and SW 33rd Street, the building features multiple private offices, a welcoming reception area, large open rooms well-suited for classrooms or collaborative workspaces, seven bathrooms (including two multi-stall), a kitchen, and a large fenced yard. Fully equipped with a fire sprinkler system to meet safety standards. 16 parking spaces and an adaptable layout, this property is ideal for educational services, medical or professional offices, or other administrative operations.

Chris Johnson
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405.435.3572



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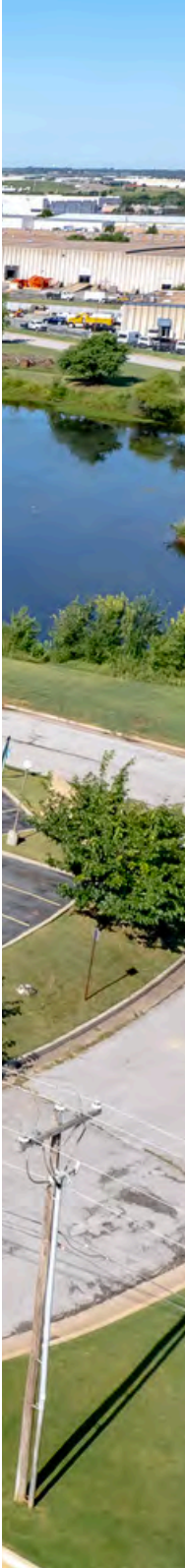
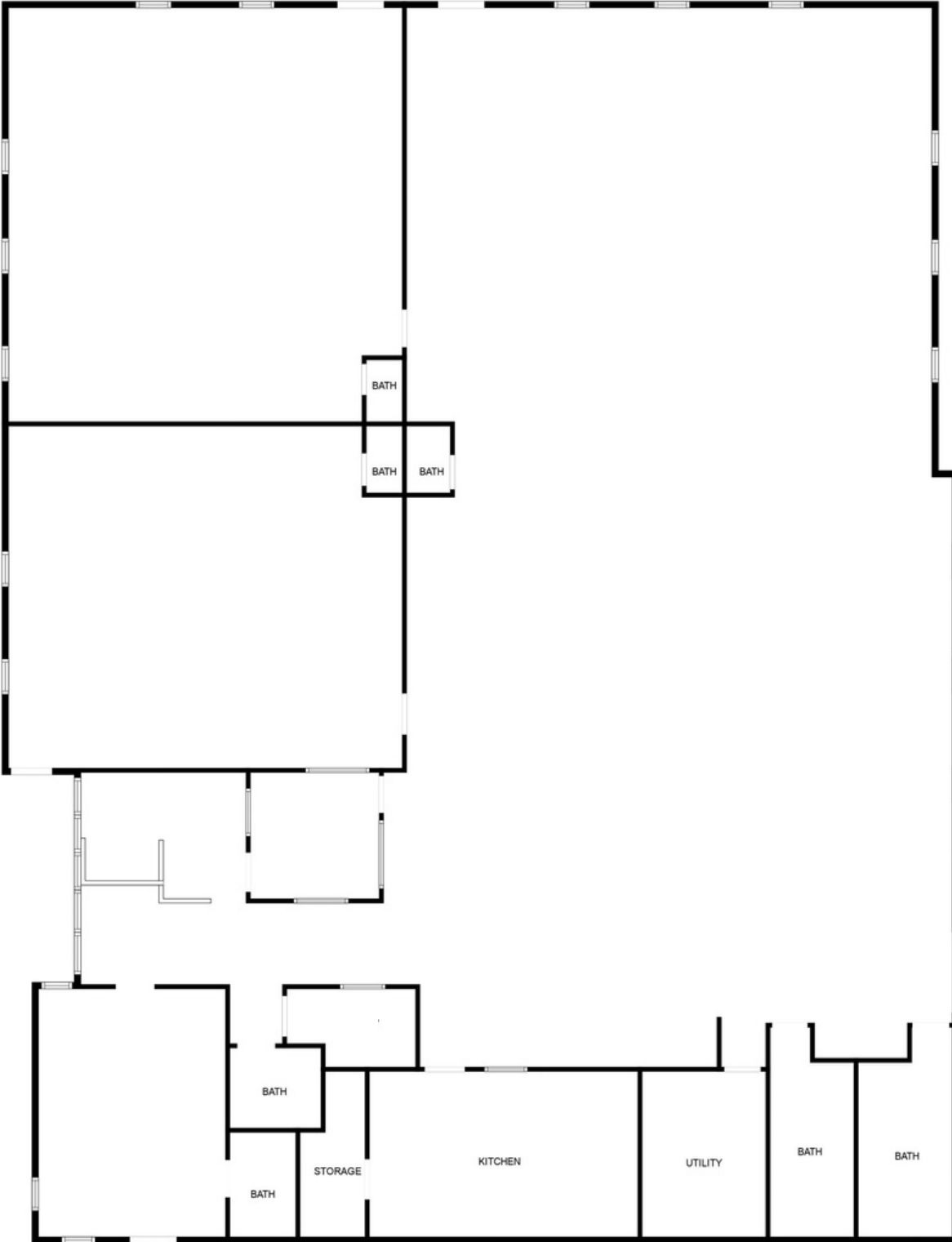
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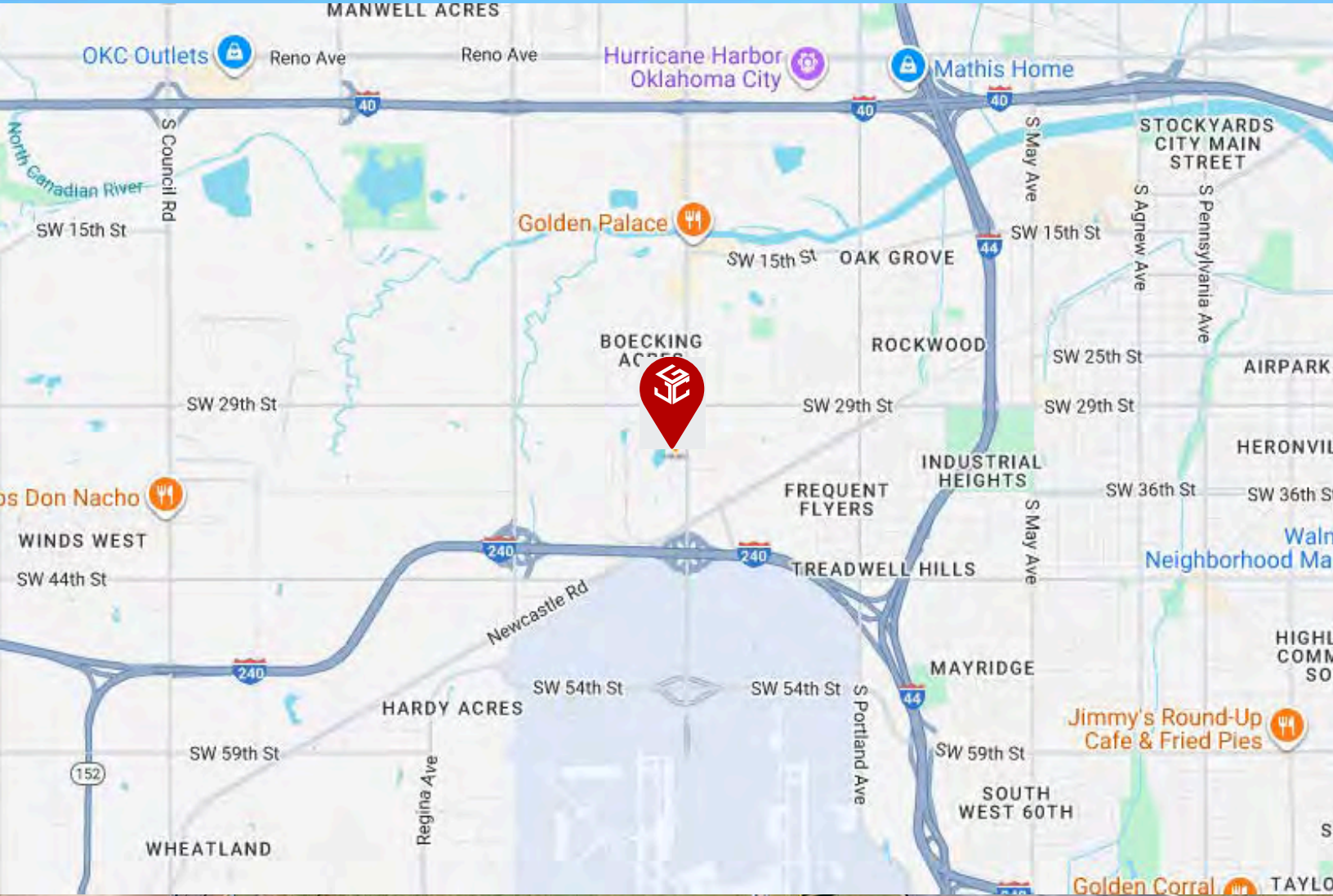
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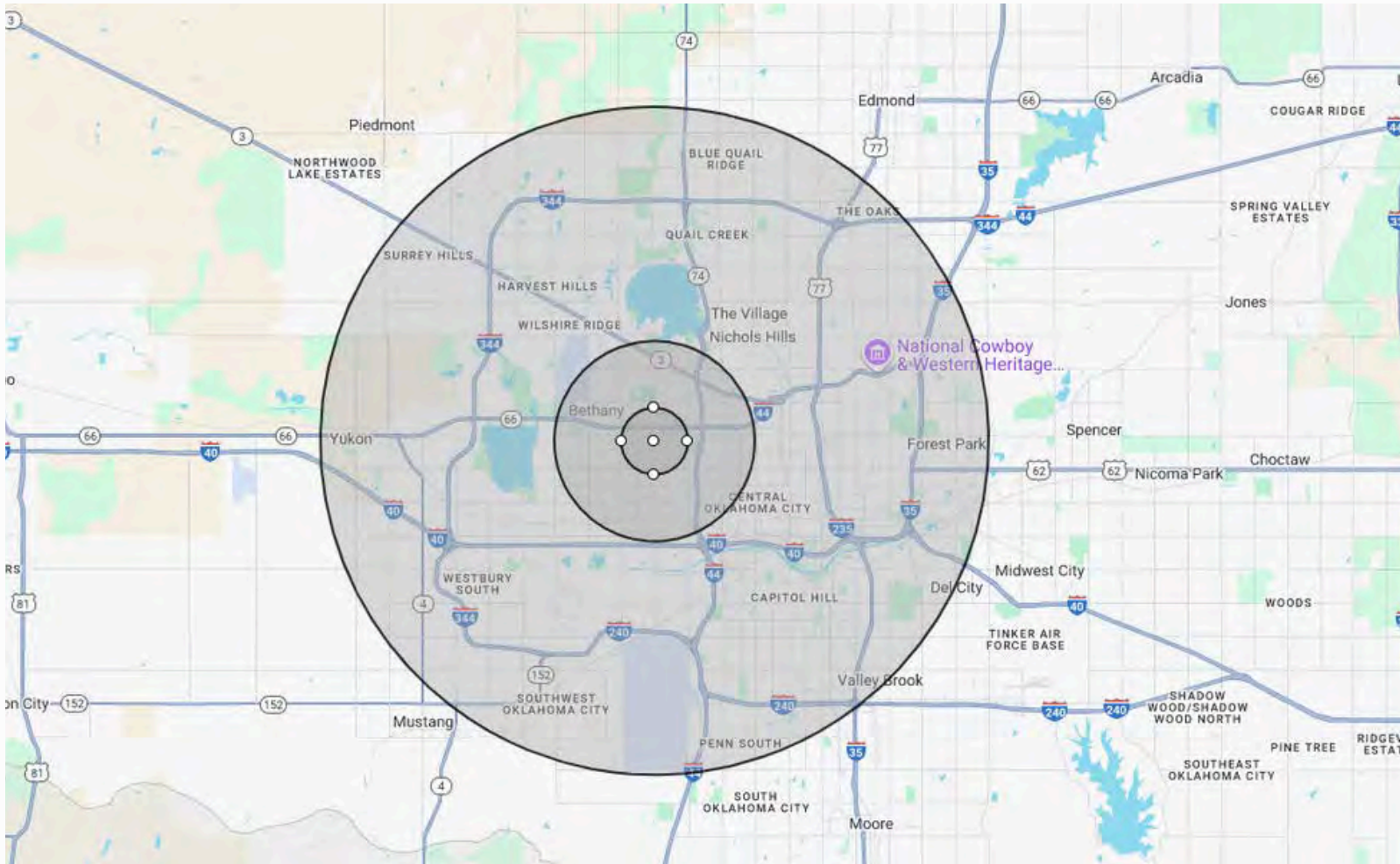
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Demographics

1 MILE

3 MILE

10 MILE

Population	2,462	37,144	621,928
Average Age	34	31	36
Employment	5,411	43,190	385,732
Households	982	12,556	245,186
Ave. Household Income	\$70,073	\$50,764	\$72,810
Median Household Value	\$70,131	\$68,022	\$162,693

Traffic Count

Average Daily Volume

16,155 Vehicles

Demographic data provided by CoStar

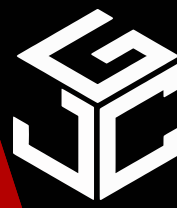
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