

# FOR SALE



## MEDICAL / OFFICE CONDO

1601 SW 89th St G400 Oklahoma City OK 73159



**LISTING PRICE**

\$ 225,000



**PROPERTY TYPE:**

Commercial Building



**IMPROVED AREA:**

2,400 sqft



**ZONING:**

C -3



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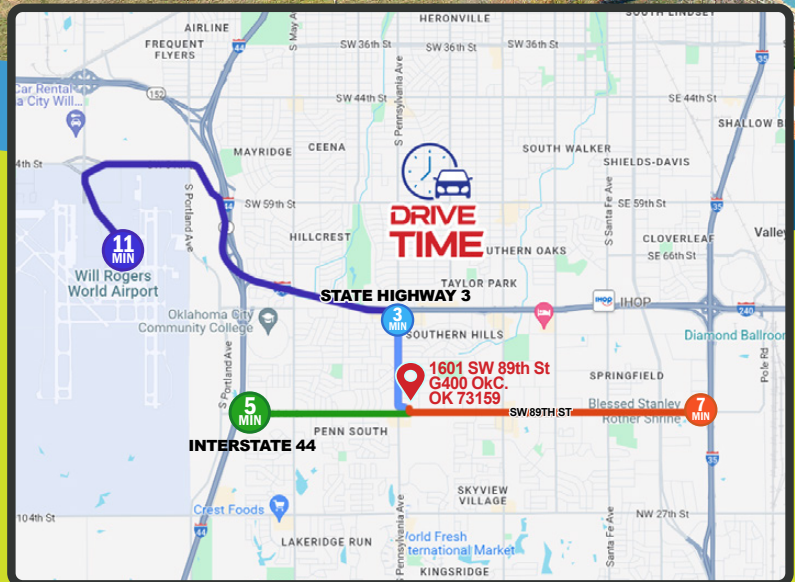
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1601 SW 89TH ST G400 OKC.  
OK 73159

## INVESTMENT OVERVIEW

- Directly across from OnCue, with access to Penn and SW 89th St, ensuring high visibility and easy access.
- Equipped with 4 separate entrances, offering versatile space utilization for various businesses or professional services.
- Property is in working condition with recently updated exteriors, ready for immediate use or customization.
- Perfectly suited for a dental practice or medical office, facilitating a seamless transition for healthcare professionals.
- Priced under market value at \$93.75/sqft, presenting a significant investment opportunity with potential for tenant income or property development.



1601 SW 89TH ST G400 OKLAHOMA CITY OK 73159

11 MIN from Will Rogers Airport | 7 MIN from Interstate i 35  
5 MIN from Interstate i 44 | 3 MIN from State Highway 3



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A commercial property located at 1601 SW 89th St, Oklahoma City, OK. This property boasts a prime location near OnCue with easy access from Penn and SW 89th St. It features four entrances, providing flexible space for various uses. The property is ready for immediate occupation with recently updated exteriors. It is ideally suited for dental or medical offices. Offered at \$93.75/sqft, it represents a significant investment opportunity below market value.



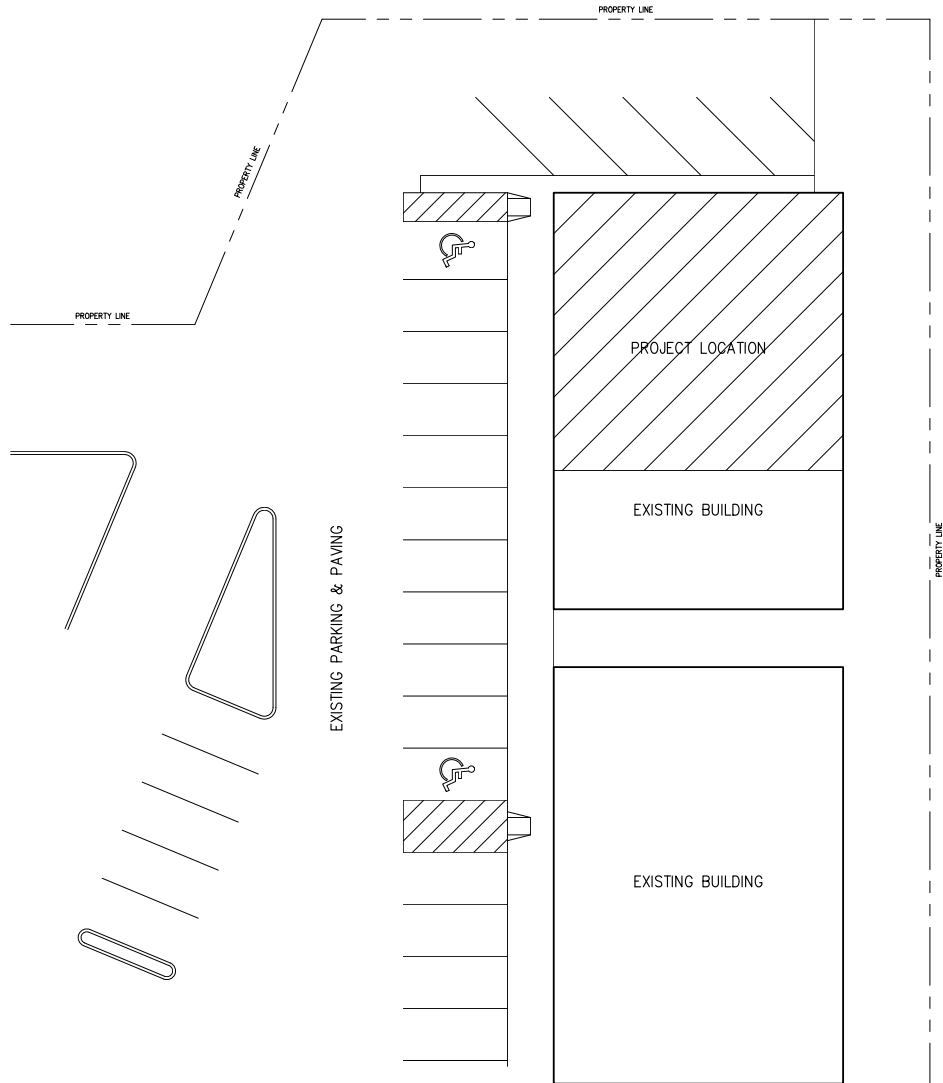
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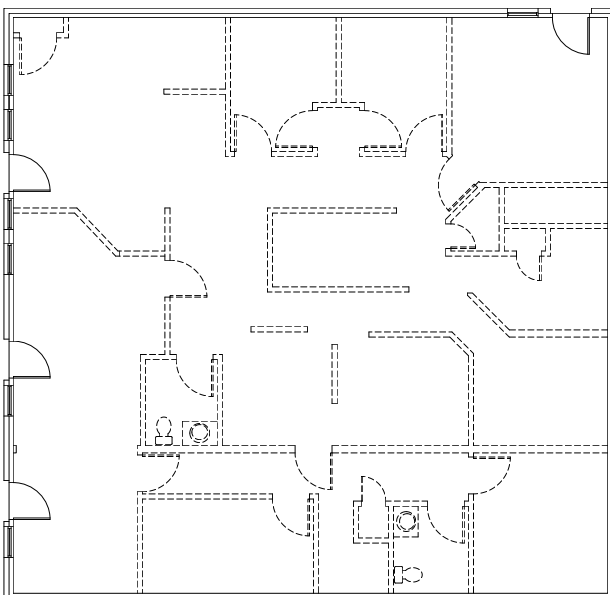
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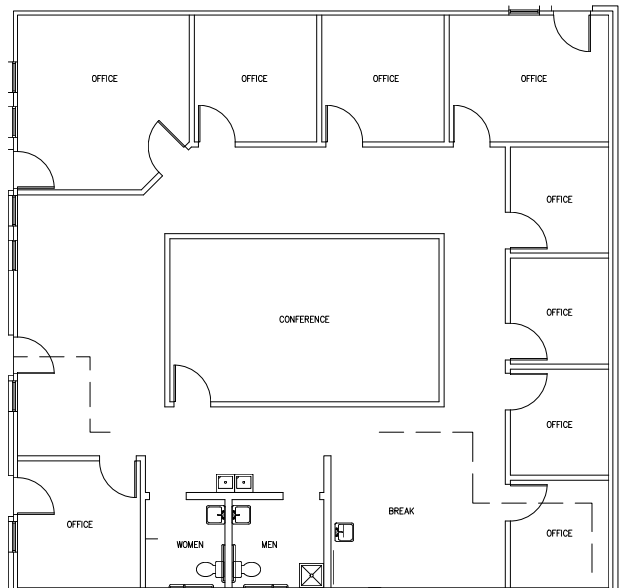
# FLOR PLAN



## CURRENT



## POTENTIAL



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