

Office Building For Sale

36,600 SF + 6,100 SF
Finished Basement on
2.22 Acres

Sales Price: \$900,000



Western Oaks Tower

7300 N.W. 23rd Street

Bethany, Oklahoma 73008

PROPERTY HIGHLIGHTS

- 6 Story Office Building with Finished Basement
- 2 Elevators
- West Side of Top 3 Stories Overlook Lake Overholser
- Drive Up Canopy on North & West Entrances
- Finished Canopy Walkway
- Approximately 6,100 SF on Each Floor
- Approximately 6,100 SF on Finished Basement
- 95% Vacant

TOTAL SF	36,600 SF MOL + 6,100 SF Finished Basement
ZONING	Office
GENERAL USE	Office
TAXES	\$8,864.64
BUILT	1972 Remodeled in 1997

www.naisullivangroup.com

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LOCATION HIGHLIGHTS

- 7 Minutes to I-40 & I-44 & Kilpatrick Turnpike
- Excellent Visibility on N.W. 23rd Street
- Growing 20,000 Population, Up 2.5%
- Dimensions: Irregular*
- Frontage: 140' on N.W. 23rd Street

DEMOGRAPHICS

Population		
1 Mile: 14,882	3 Mile: 68,120	5 Mile: 172,071
Average Household Income		
1 Mile: \$42,787	3 Mile: \$40,728	5 Mile: \$48,536
Total Households		
1 Mile: 6,173	3 Mile: 27,545	5 Mile: 69,267



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