



## **1725 W 33rd St**

1725 W 33rd St, Edmond, OK 73013



### **Taylor McGarry**

McGarry Homes

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## 1725 W 33rd St

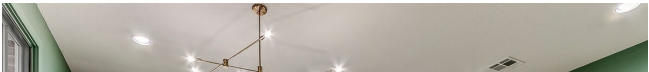
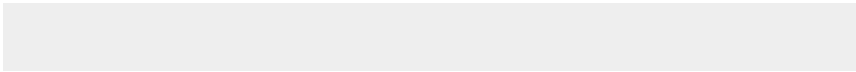
\$589,900

Positioned along W. 33rd Street in southwest Edmond, this single-tenant office property offers an opportunity for an owner-user or investor seeking a professionally maintained asset in one of the Oklahoma City metro area's most established business corridors. The building features a flexible office layout designed to accommodate a variety of professional, medical, office-flex, or showroom uses. Two entrances through a landscaped courtyard create a welcoming arrival experience while supporting operational flexibility for different occupancy configurations. The property's location provides convenient access to Broadway Extension (US-77), one of the area's primary north-south transportation routes connecting Edmond with Oklahoma City. Surrounding commercial development, nearby residential neighborhoods, and established business activity contribute to a consistent base of professional and consumer traffic. Edmond remains one of the region's most recognized suburban business markets, benefiting from proximity to major employment centers, retail services, and the broader Oklahoma City metropolitan economy. Recent improvements and building amenities support long-term usability and tenant appeal. Features include controlled access, signage opportunities, air conditioning, fiber-optic internet connectivity, security systems, and on-site parking. The property's single-story design allows efficient circulation for employees, visitors, and clients while supporting a range of professional business operations. For buyers seeking an office asset with operational flexibility, accessibility, and a location within a mature commercial environment, 1725 W. 33rd Street presents a compelling opportunity for occupancy, investment, or a combination of both....

- Flexible office layout supports multiple professional business uses.
- Two separate entrances are accessed through a landscaped courtyard.
- Convenient access to Broadway Extension and Oklahoma City metro routes.
- Recent renovations completed in 2025.



|                         |                          |
|-------------------------|--------------------------|
| Price:                  | \$589,900                |
| Property Type:          | Office                   |
| Building Class:         | B                        |
| Sale Type:              | Investment or Owner User |
| Cap Rate:               | 6.10%                    |
| Lot Size:               | 0.13 AC                  |
| Gross Building Area:    | 2,900 SF                 |
| Rentable Building Area: | 2,900 SF                 |
| No. Stories:            | 1                        |
| Year Built:             | 2006                     |
| Tenancy:                | Single                   |
| Parking Ratio:          | 6.9/1,000 SF             |
| Zoning Description:     | E-1                      |
| APN / Parcel ID:        | 204791050                |
| Walk Score ®:           | 50 (Fairly friendly)     |





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## Property Photos



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