

Wagoner Office For Sale

MedWise Urgent Care

1520 SW 1st St,
Wagoner, OK 74467

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Property Summary



Property Description:

Recent construction medical office facility located at 1520 SW 1st St, Wagoner, OK, positioned near the Highway 69 and Highway 51 interchange—One of the city's strongest commercial nodes, offering high traffic counts (over 30,000 combined vehicles daily), excellent regional access, and synergy with major retailers like Walmart Supercenter and Walgreens. The corridor benefits from favorable commercial zoning, available development parcels, and ongoing infrastructure improvements enhancing curb appeal and accessibility. With public investment, including streetscape and ADA upgrades, and economic development incentives such as CPACE and retail attraction initiatives, this area is positioned for continued commercial growth. For investors, developers, and occupiers, it delivers strong visibility, accessibility, and long-term stability within Wagoner's expanding retail and service trade area.

Offering Summary

Sale Price:	\$2,300,000
Lot Size:	1.16 Acres
Building Size:	3,637 SF

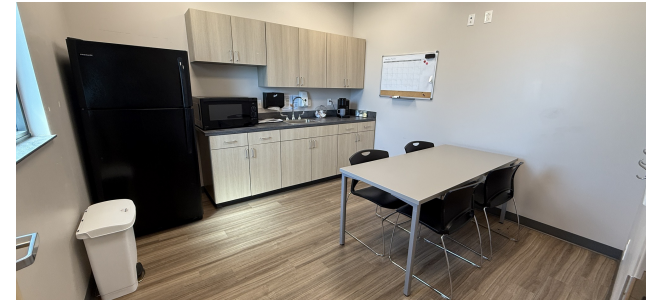
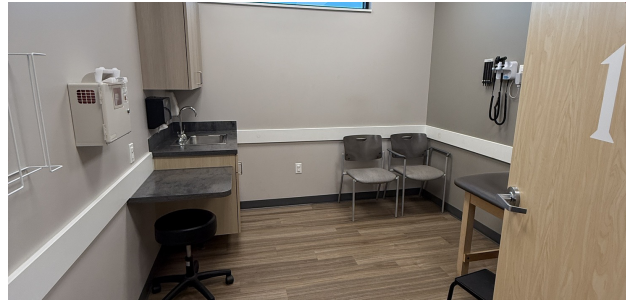
Property Highlights:

- +/- 3,637 SF on +/- 1.16 Acres
- Built in 2020
- Construction: Brick veneer and concrete, with TPO roof. Fully climate-controlled
- Zoned C-3 (Regional Commercial)
- 29 striped parking spots
- Medical equipment available in addition to asking price

Buildout:

- 6 - Ops with water
- 1 - Hazard Waste room
- 1 - Radiation room
- 1 - Central Nurse Hub
- 1 - Data room

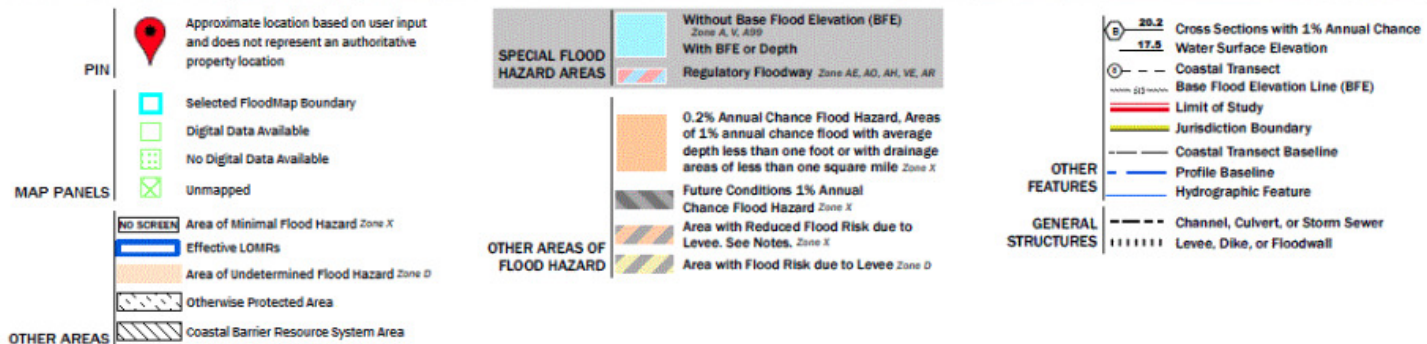
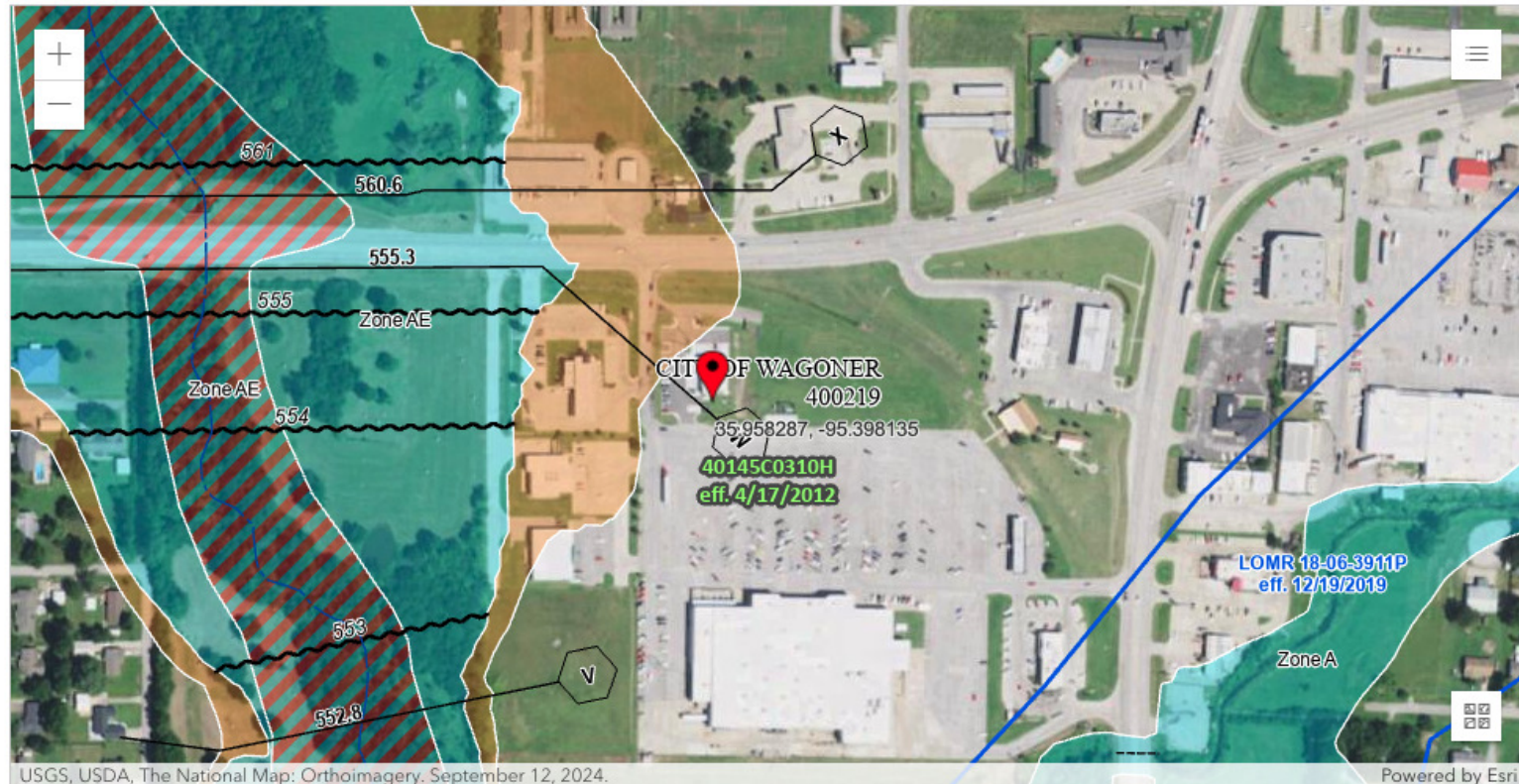
Additional Photos



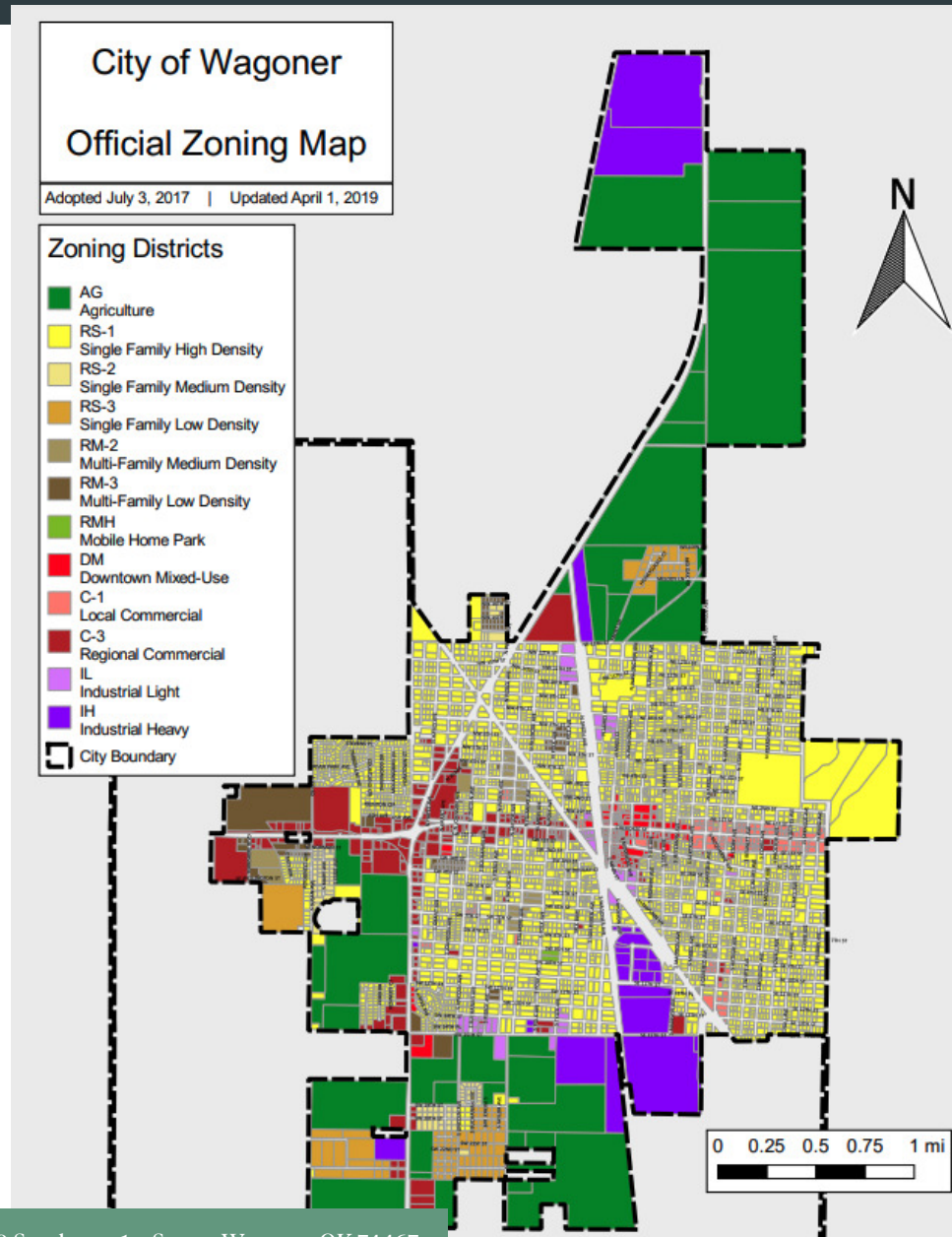
Location Map



FEMA Flood Map



Zoning Map

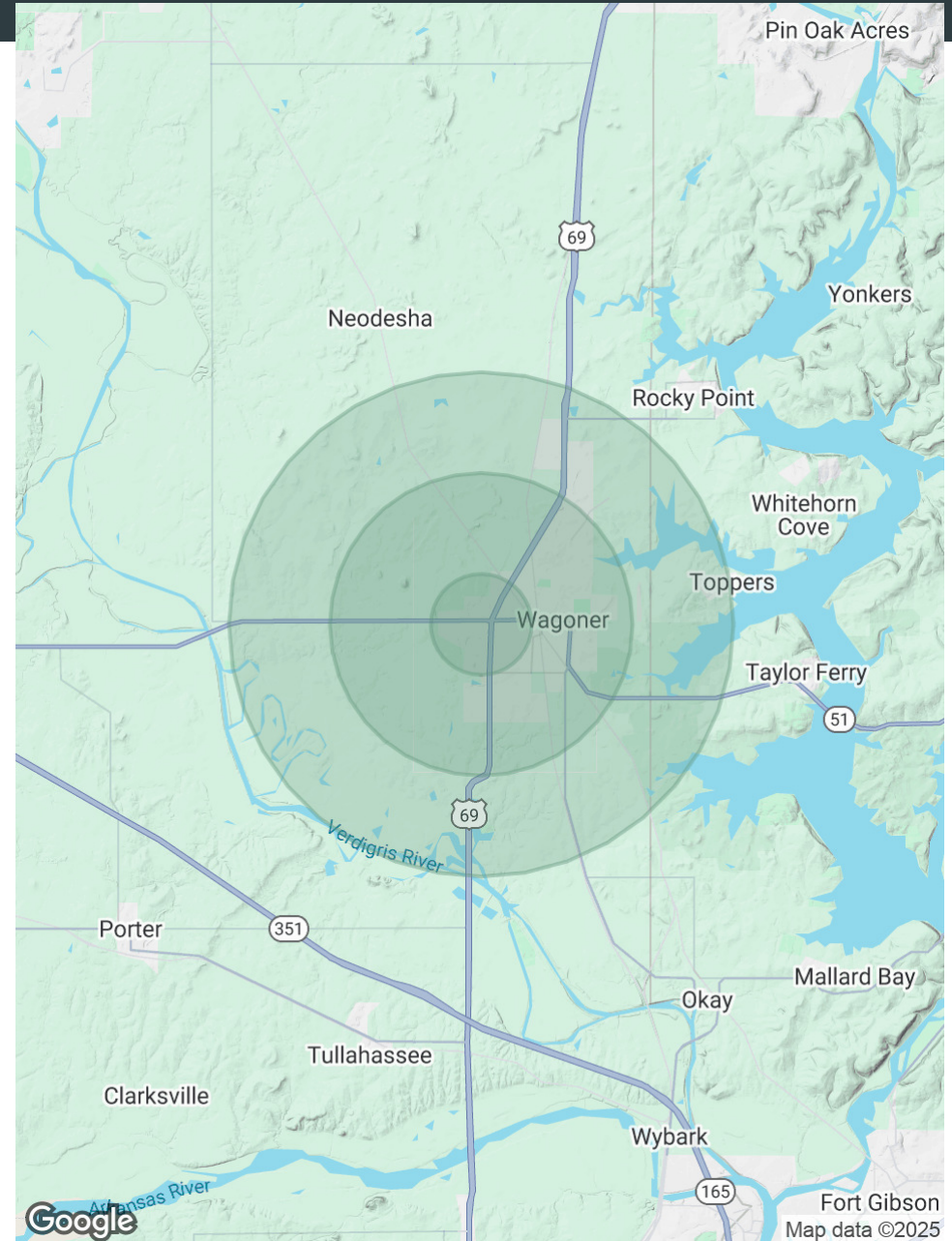


Demographics Map & Report

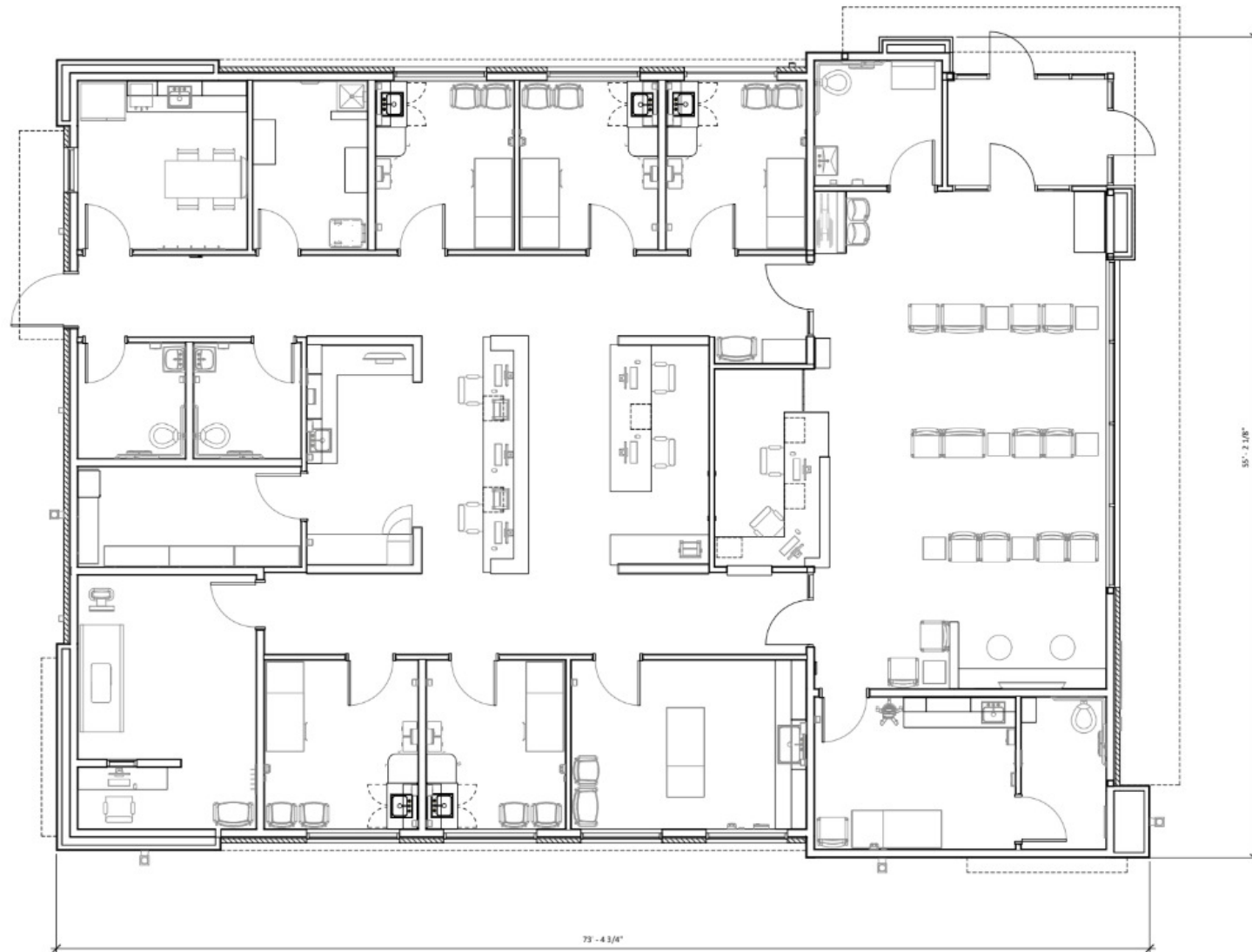
Population	1 Mile	3 Miles	5 Miles
Total Population	2,977	8,838	10,551
Average Age	40	41	41
Average Age (Male)	38	40	40
Average Age (Female)	42	42	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,168	3,435	4,158
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$72,125	\$68,360	\$69,846
Average House Value	\$224,990	\$219,222	\$226,597

Demographics data derived from AlphaMap



Floor Plans



Contact

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