World Class Ranches Team Brokered by EXP Realty

320 E. Carl Albert Parkway, B1 | McAlester, OK 74501

3070 ft. Commercial Building for Sale-SKB $359,900.00









The real estate contains a 3070 square foot building, a parking lot with 30 parking spaces, and a stand-alone storage building with overhead door. Location: The physical location on the medical campus corridor near the McAlester Regional Hospital, Warren Clinic, Cancer Treatment Center, Physical Therapy, Counseling services, Chiropractic Clinic, a Home Health Agency, and is within one block of CVS and Walgreen Pharmacys provides tremendous traffic for medical related services. It is also located on a corner lot with medical entities on all four corners. This building would be suitable for a General Family Practice, Dental Office, Optometry, Internal Medicine, Podiatry, Chiropractic, home health agency, insurance office or many other services. Building features include: A centralized reception with a wing on either side, so it could accommodate one practice or two, or a PA or NP on one side. Three patient bathrooms, (two are ADA accessible) plus one for staff. ADA parking with ramp All exam rooms have sinks and counters with a lot of storage Mixing/storage room, nurses stations Oklahoma State Certified CLIA Dermopathology laboratory with two Cryostat cutting machines Two small exam rooms with sinks, hot and cold water, built in cabinets Nurses lab with washer and dryer, small and one large refrigerator and sink One room with leaded walls (ODEQ certified for X-rays) Large doctor's office with built-in bookcases, and private bath

Property Highlights

Acreage: .5 Acre

Location: On a primary corridor, near medical hub

Closest Town: McAlester

Access: City Street

Taxes: $2808.00/year

Topography: Flat lot with paved parking

Improvements: 3070' building, parking, storage building

Baths: 4

Utilites: All city utilities

The information above is from sources deemed reliable, but we offer no warranty or representation regarding its accuracy. Seller(s), Accredited Land Brokers LLC, World Class Ranches, affiliated Brokerages, Brokers, Agents and/or Employees expressly disclaim any liability for errors, omissions or changes regarding any information provided for this property. Grass production and carrying capacity vary according to management practices. Water availability will vary by climatic conditions. Surface and Ground water usage may need State Permits. All maps are for illustration only. All offerings, pricing, and information are subject to change at anytime. Copyright 2005-2026 All Rights Reserved

Sandy Brock Bahe
World Class Ranches Team Brokered by EXP Realty
918-470-4710