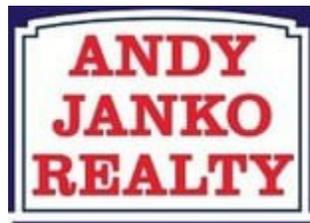




## Heart of OKC New Storefront/Retail/Warehouse

4415 W Reno Ave, Oklahoma City, OK 73107



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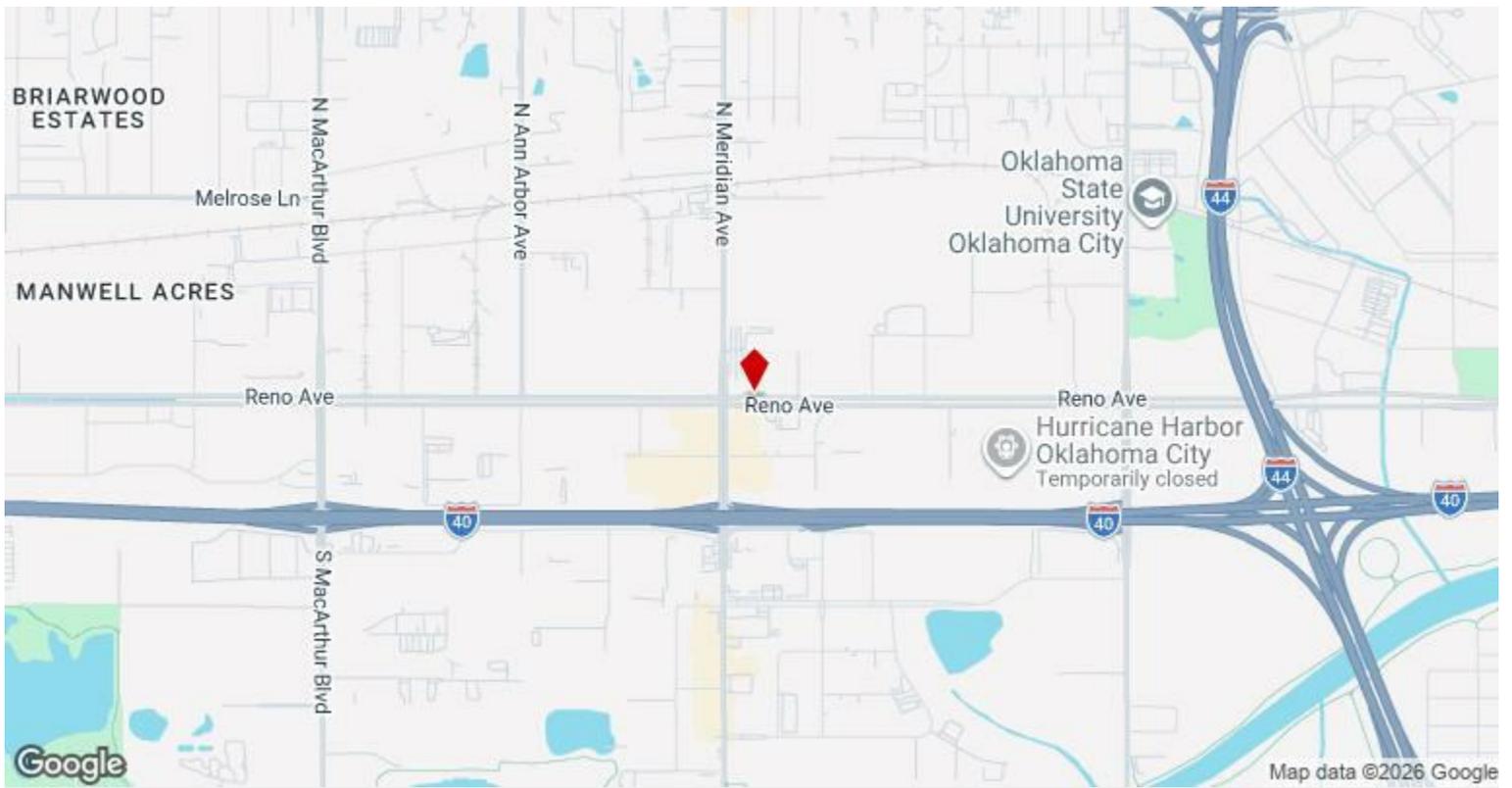
\$1,390,000

**\*BRAND NEW PRICING\*** on this newly constructed 8,080/SF Building on .62 acres ( $\pm$ ) (addressed as 4415 W Reno Ave) in gray shell form ready for a buyer's interior design build out to their specifications. EIFS facade's on front and sides, TPO roof and partial climate control in place. Two 10' X 10' grade doors offer a warehousing space option to compliment a storefront retail, durable medical equipment supplier, construction supply, industrial supply, equipment retail, paint store, automotive parts store, fastener supply, tool supply etc. buildout...

- New 2024 Construction 8,080/SF Building on .62 acres ( $\pm$ ) in the heart of OKC
- Strong Traffic Counts with excellent visibility from close up frontage on Reno Avenue & 1/3rd mile North of I-40
- Stylish Lighted Monument Sign and ample 4.6:1 parking ratio.
- Very attractive property with enhanced sprinklered landscaping
- Storefront clear span building ready for buyer to design build interior to their specifications



Price:	\$1,390,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Building Class:	B
Sale Type:	Owner User
Lot Size:	0.62 AC
Gross Building Area:	8,080 SF
No. Stories:	1
Year Built:	2024
Parking Ratio:	4.58/1,000 SF
Zoning Description:	I-2
APN / Parcel ID:	147826170
Walk Score ®:	37 (Car-Dependent)
Transit Score ®:	38 (Some Transit)



**4415 W Reno Ave, Oklahoma City, OK 73107**

# Property Photos

