

FOR SALE

8201 NW 10TH
ST.

OKLAHOMA CITY, OK 73127



BANTA
Property Group

BANTA PROPERTY GROUP, LLC

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308 SW 25TH, OKLAHOMA CITY, OK 73109

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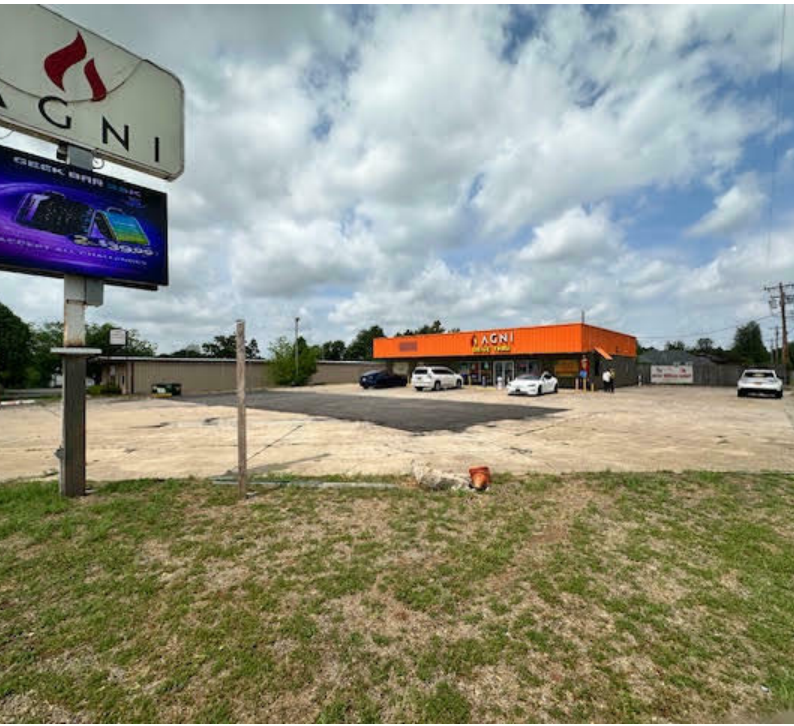
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OFFERING SUMMARY

| | |
|------------------|-----------|
| Sale Price: | \$775,000 |
| Building Size: | 3,195 SF |
| Available SF: | |
| Lot Size: | 21,875 SF |
| Number of Units: | 1 |
| Price / SF: | \$242.57 |
| Year Built: | 1985 |

PROPERTY OVERVIEW

Exceptional owner-user or investment opportunity featuring commercial real estate plus an established vape business in West Oklahoma City. Located at 8201 NW 10th St, this 3,195 SF freestanding building sits on a 21,875 SF lot in a high-visibility corridor near Lake Overholser.

Sale includes an operating business generating an estimated \$10,000-\$12,000 net monthly income, offering immediate cash flow. Additional features include a drive-thru, pizza kitchen area for expanded use, and approximately 1,000 SF of retail space for added income potential.

A rare opportunity combining business income, rental upside, and real estate ownership in a strong west OKC location.

PROPERTY HIGHLIGHTS

- Real estate + operating vape business included
- Estimated \$10K-\$12K net monthly income
- 3,195 SF freestanding building on 21,875 SF lot
- Drive-thru + additional retail/kitchen income potential
- Prime west Oklahoma City location near Interstate 40 and Lake Overholser

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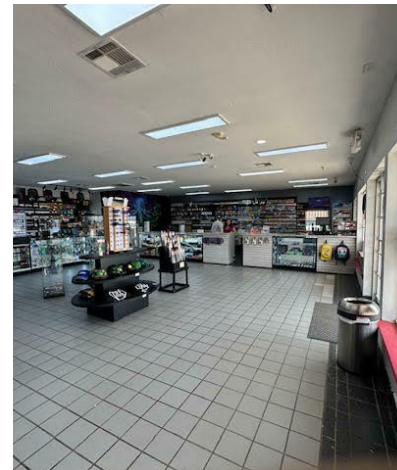
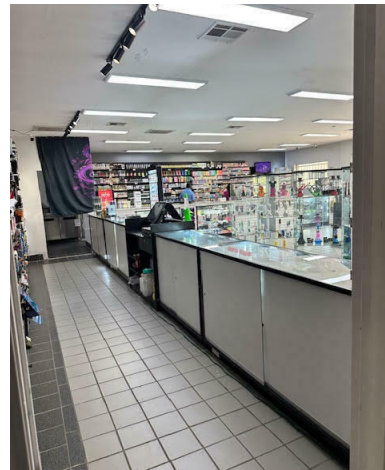
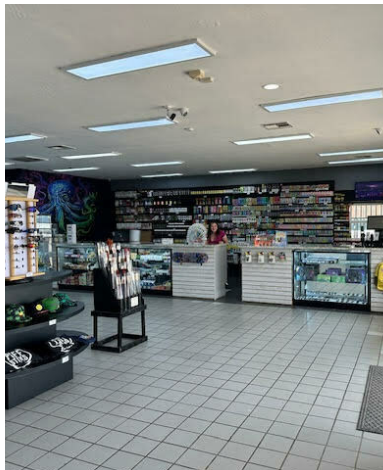
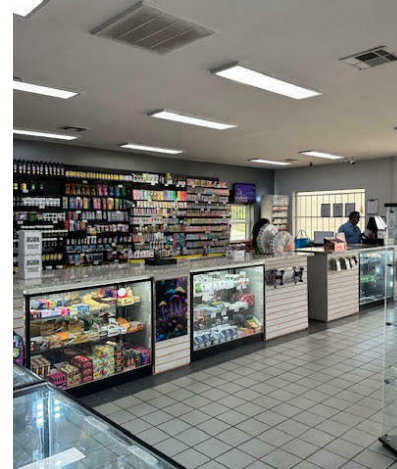
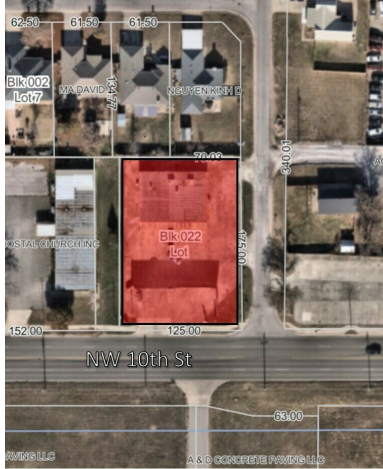
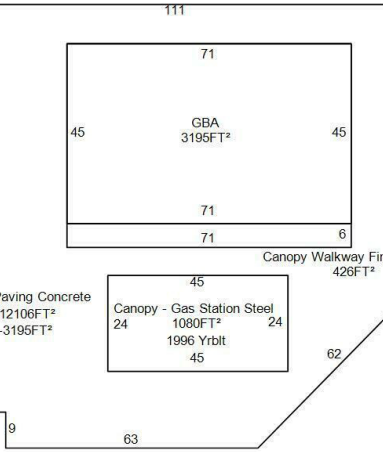
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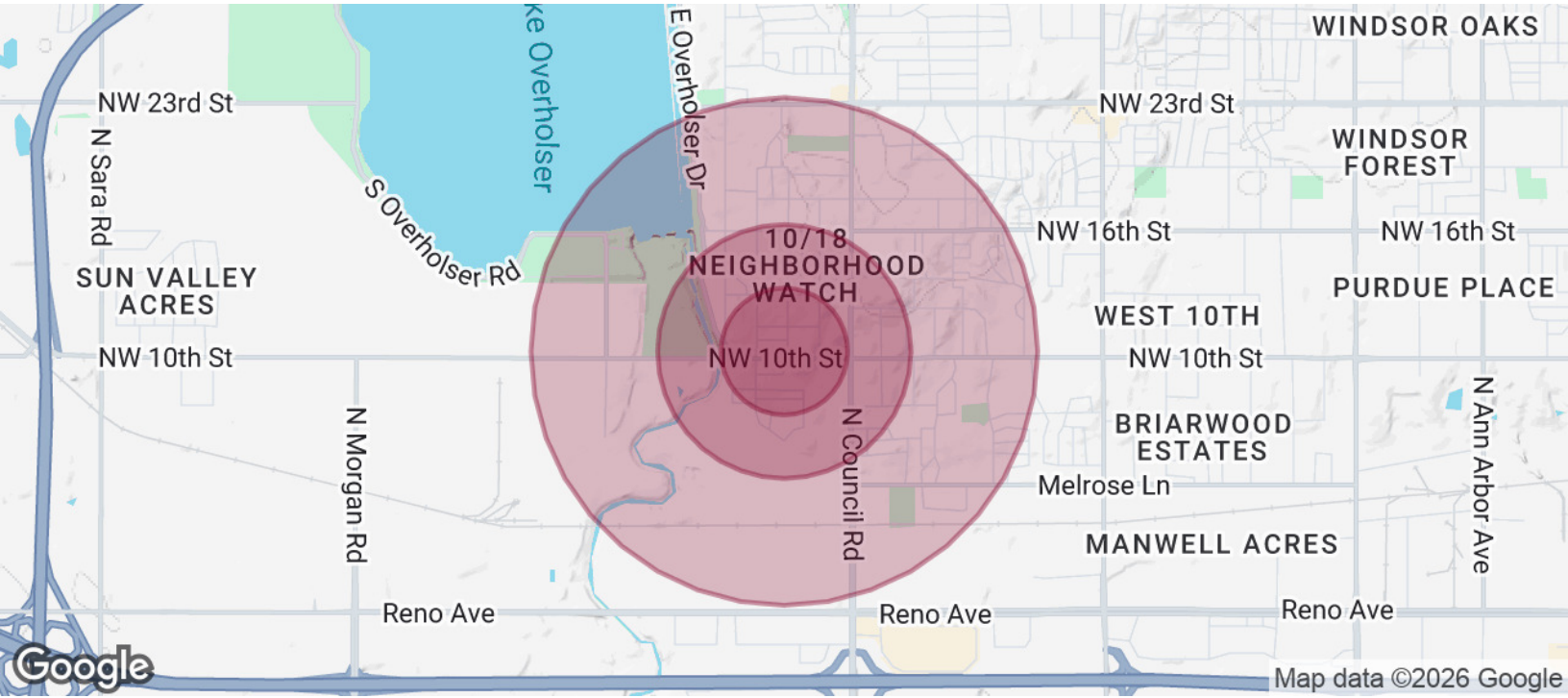
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| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|-------------------|------------------|---------------|
| Total Population | 392 | 1,636 | 7,384 |
| Average Age | 39.2 | 36.1 | 34.4 |
| Average Age (Male) | 29.8 | 31.2 | 32.1 |
| Average Age (Female) | 46.0 | 41.6 | 37.7 |
| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
| Total Households | 154 | 639 | 2,879 |
| # of Persons per HH | 2.5 | 2.6 | 2.6 |
| Average HH Income | \$83,585 | \$79,196 | \$72,296 |
| Average House Value | \$209,342 | \$159,415 | \$106,454 |

2023 American Community Survey (ACS)

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