

FOR SALE

\$785,000

2033 Heritage Park Drive, Oklahoma City



**INTERWEST
REALTY**

Presented by

George W. Huffman

CEO | Managing Broker

M: 405-409-4400

O: 405-752-2525

george@iwpok.com

www.iwrealty.com

Executive Summary

Discover an exceptional investment or owner-occupant opportunity in one of northwest Oklahoma City's most desirable commercial corridors. Located just off NW 122nd Street and N Pennsylvania Avenue, this 5,300-square-foot stand-alone office building sits on 0.46 acres and offers outstanding flexibility under 0-2 zoning, allowing for a wide range of professional, medical, institutional, and commercial uses.

The property has undergone an extensive recent renovation, creating a modern, move-in-ready facility while still allowing a buyer to customize the space to meet specific operational needs. Previously utilized as a test laboratory, the building features multiple rooms with in-floor plumbing, which can be leveraged for medical, research, or specialty uses - or easily covered to function as a traditional office layout.

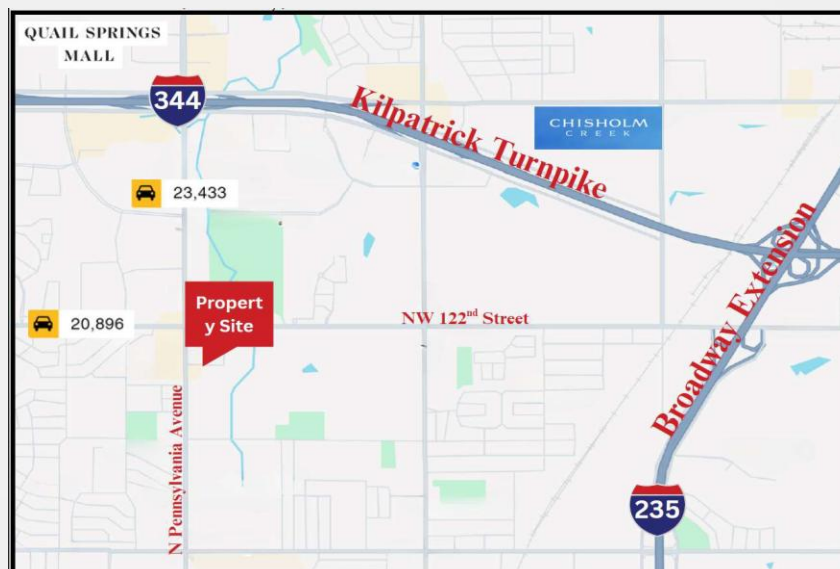
With excellent curb appeal, abundant parking, and strong accessibility, this property is ideally suited for a professional headquarters, medical or wellness practice, childcare facility, research operation, or income-producing asset.

Strategically positioned with quick access to the Kilpatrick Turnpike and Broadway Extension, the site offers convenient connectivity for employees, clients, and visitors, while benefiting from a strong surrounding business environment in northwest Oklahoma City.

A rare feature in this submarket, the property includes 45 dedicated on-site parking spaces, providing ample parking capacity and operational flexibility.

Whether you are seeking a stand-alone owner-user building, a flexible-use commercial investment, or a property that can adapt as your business grows, 2033 Heritage Park Drive delivers a compelling Combination of location, versatility, and value.

To schedule a showing please call InterWest Realty Office @ 405-752-2525 or direct to George Huffman @ 405-409-4400 – george@iwpok.com



Heritage Park

2033 Heritage Park Drive, Oklahoma City, OK 73120

1982 Year Built

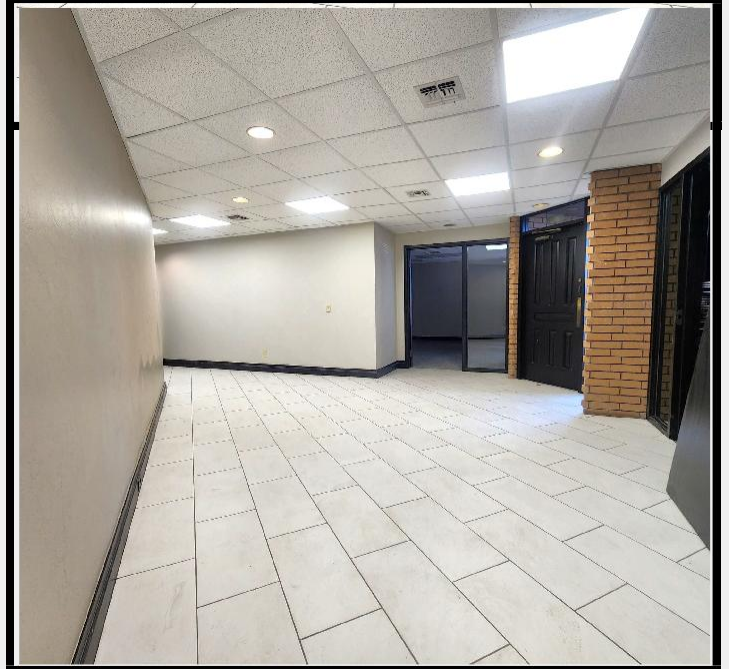
2025 Renovations

5,300 Square Feet

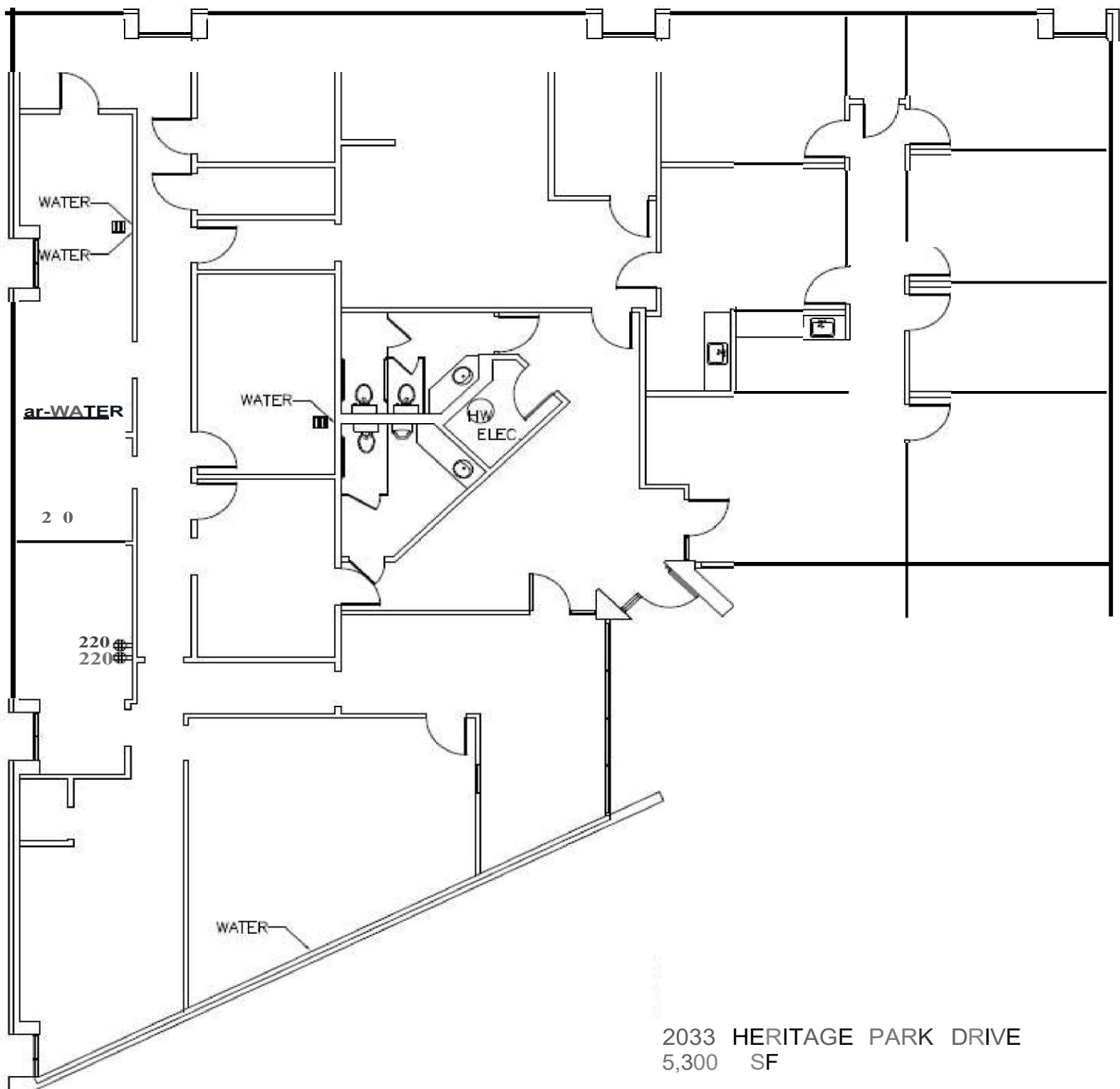
0.46 Acres

O-2 Zoning

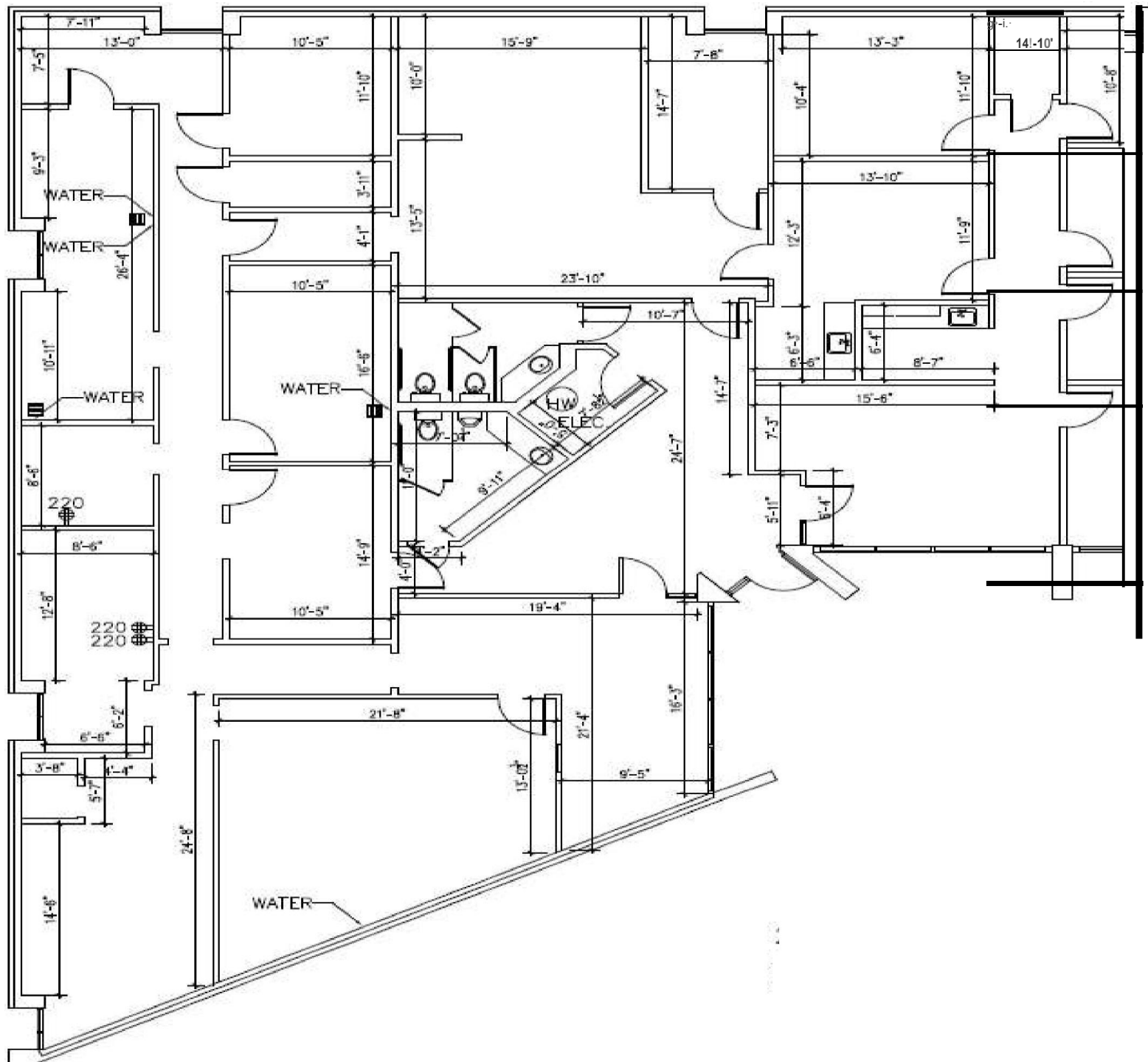
45 Parking Spaces



Floor Plan



Floor Plan



2033 HERITAGE PARK DRIVE
5,300 SF

Property Highlights

- **Updates:** Many updates include flooring, bathroom updates, electrical, plumbing, foam insulation, doors, paint, and more.
- **Building Size:** 5,300 SF
- **Land Area:** 0.46 acres
- **Zoning:** 0-2 (permits medical, general office, childcare, research, and more)
- **Parking:** 45 on-site spaces
- **Building Type:** Stand-alone office building
- **Condition:** Recently renovated with flexible build-out potential
- **Location:** High-traffic area near NW 122nd Street & N Pennsylvania Avenue with excellent highway access
- **Sale Price:** \$785,000

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