



FOR SALE

1215 & 1219 NW 23rd is made up of 2 buildings situated on the NW corner of 23rd and Classen consisting of 7,500 rentable SF on a 14,000 SF lot enabling the potential to lease out one building while you occupy the other. The property has 14 dedicated parking spots made up by street parking along 23rd Street and a private parking lot in the back. The property is located amongst Oklahoma City's Classen TIF District and a few potential redevelopment projects adding more housing, restaurants, entertainment, etc. Priced below comps and the county assessor, this property is ready for new ownership.

Retail / Office

Type of Property

7,500 SF

Building Size

\$875,000

Sale Price

Broker Highlights

- > Located on the NW corner of 23rd & Classen
- > Potential candidate for Classen TIF District
- > Priced below comps and County Assessor
- > Consists of two separate buildings, perfect for occupying one and leasing the other
- > 14 dedicated parking spots between street parking along 23rd St and private parking lot in the back

Demographics

2023	1 Mile	3 Miles	5 Miles
Population	18,506	90,215	214,945
Average HH Income	\$89,874	\$74,954	\$68,654
Households	8,062	39,529	88,594

Nick Bentley, VP of Brokerage

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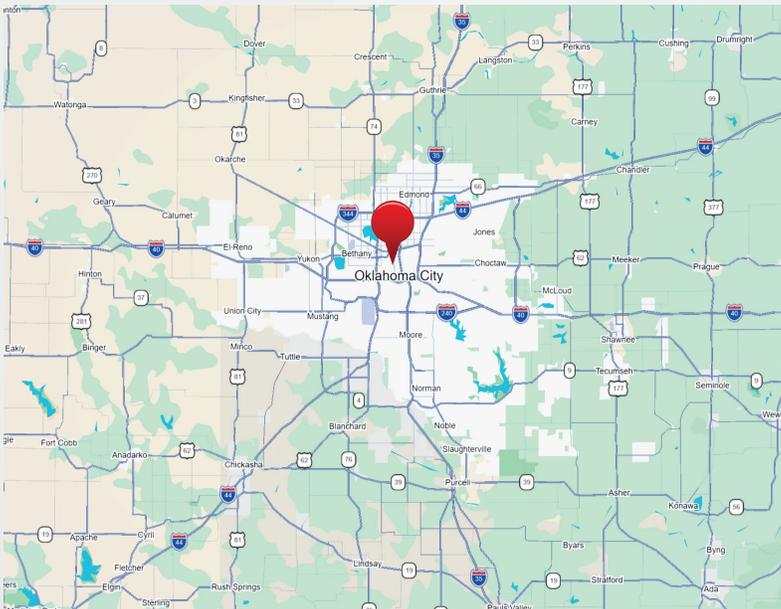
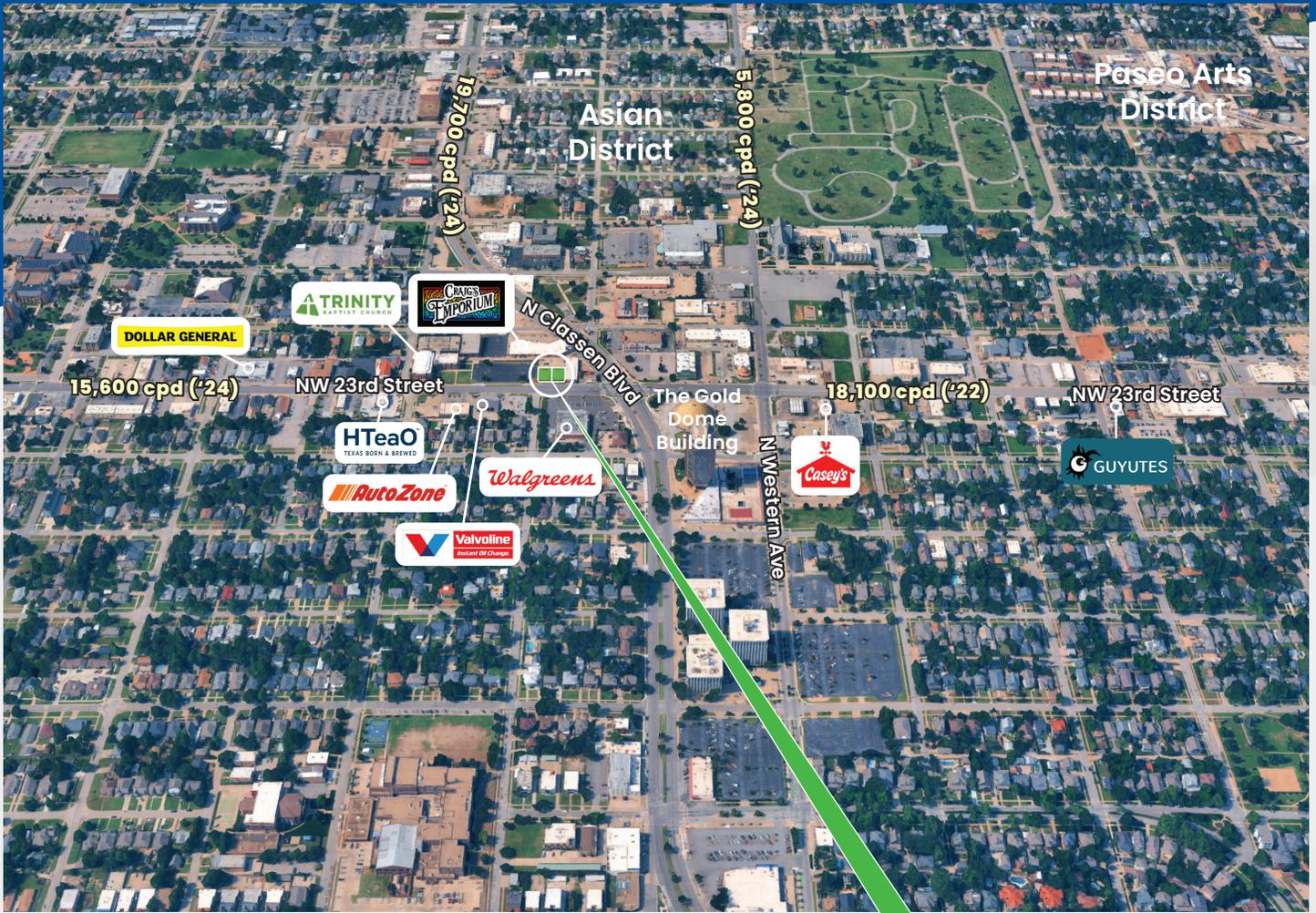
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1215 & 1219 NW 23rd St

Oklahoma City, OK 73103

Aerial & Location



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