

FOR SALE

**3024 NE 23rd St,
Oklahoma City, OK 73121**



Johnson
Commercial Group

JohnsonCommercialGroup.com



Offering Summary

Sales Price: \$749,000

Building 1 Size: 5,100 SF

Building 2 Size: 1,280 SF

Building 3 Size: 3,200 SF

Lot Size: 3.85 Acres +/-

Zoning: I-2 & R-1

Year Built: 1946/1950

Property Overview

This 3.85-acre commercial property at 3024 NE 23rd Street in Oklahoma City includes three buildings totaling 9,580 SF: a 5,100 SF shopping center with four units, three currently leased, a 3,200 SF back building, and a 1,280 SF warehouse. Zoned I-2 & R-1, the site delivers in-place income with room for additional leasing or owner-user expansion across the second and third buildings. The property offers direct frontage and access along NE 23rd Street. Suited to investors seeking a multi-tenant income property or owner-users needing retail, service, and warehouse space on one site.

Chris Johnson
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405.435.3572



BRICK & BEAM
REALTY

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580.478.8099

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City of Oklahoma City Zoning Map



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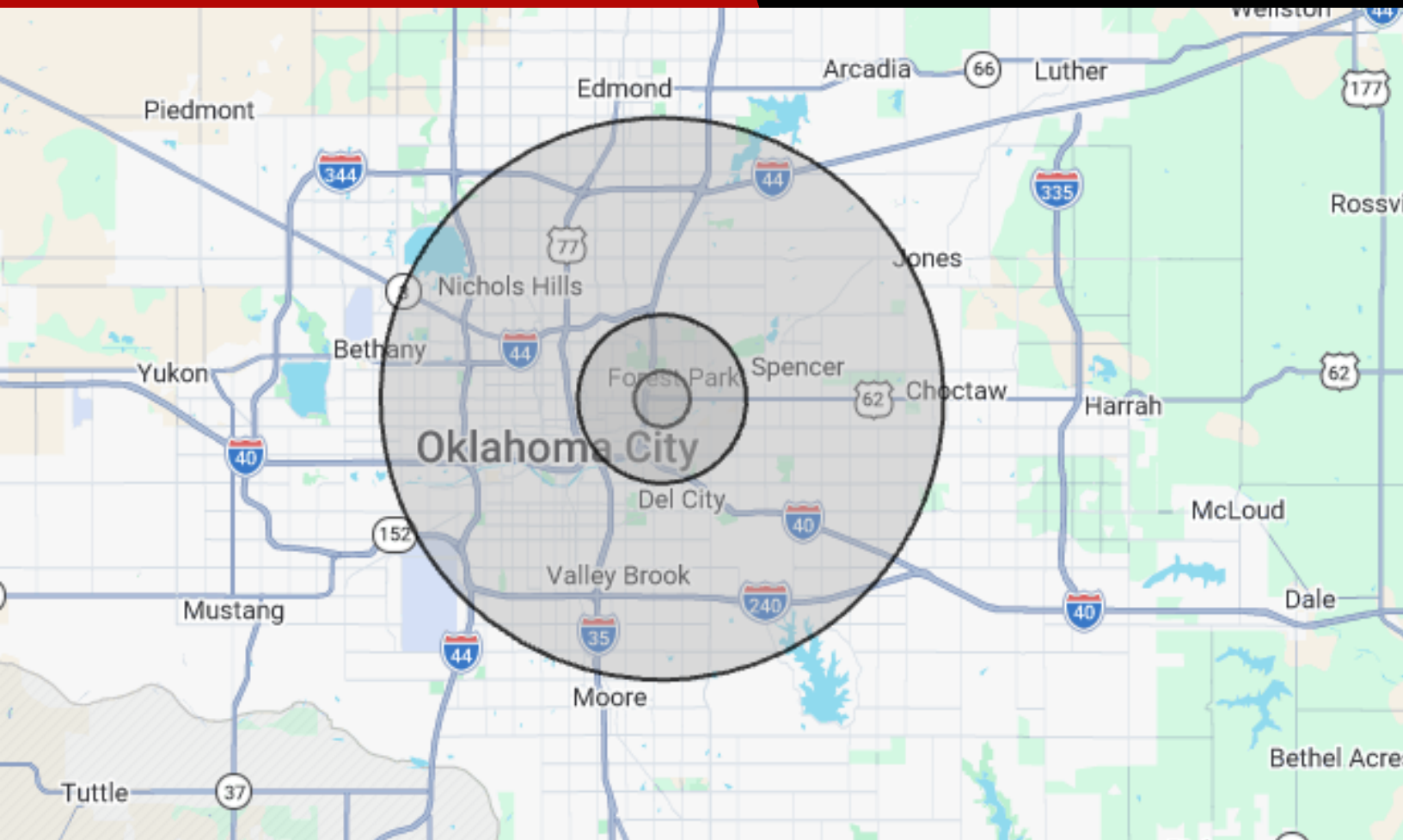
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Demographics

1 MILE

3 MILE

10 MILE

Population	4,395	37,189	544,942
Average Age	40	39	36
Employment	642	63,236	378,961
Households	1,857	16,265	221,664
Ave. Household Income	\$53,557	\$62,074	\$78,258
Median Home Value	\$132,620	\$154,806	\$193,566

Traffic Count

Average Daily Volume

19,887 Vehicles

Demographic data provided by CoStar

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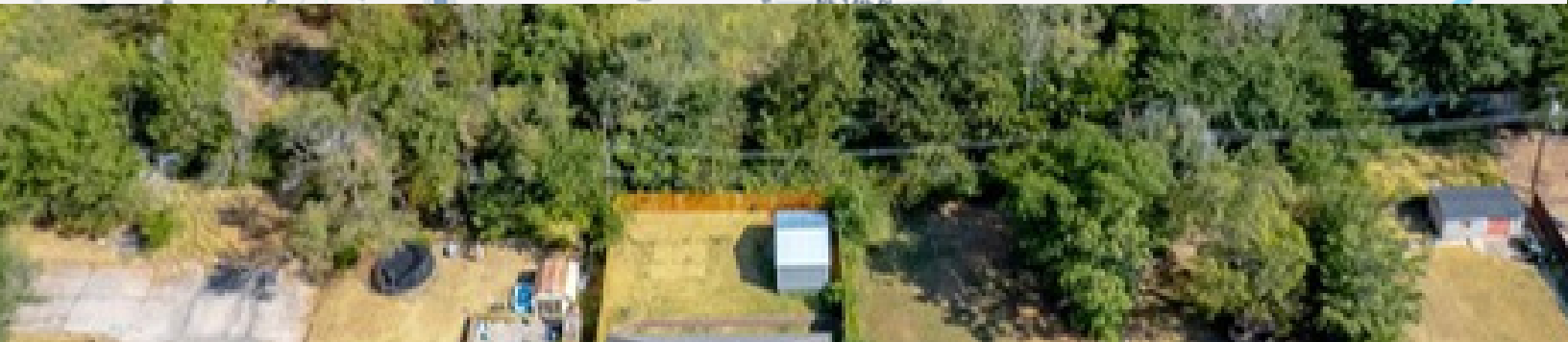
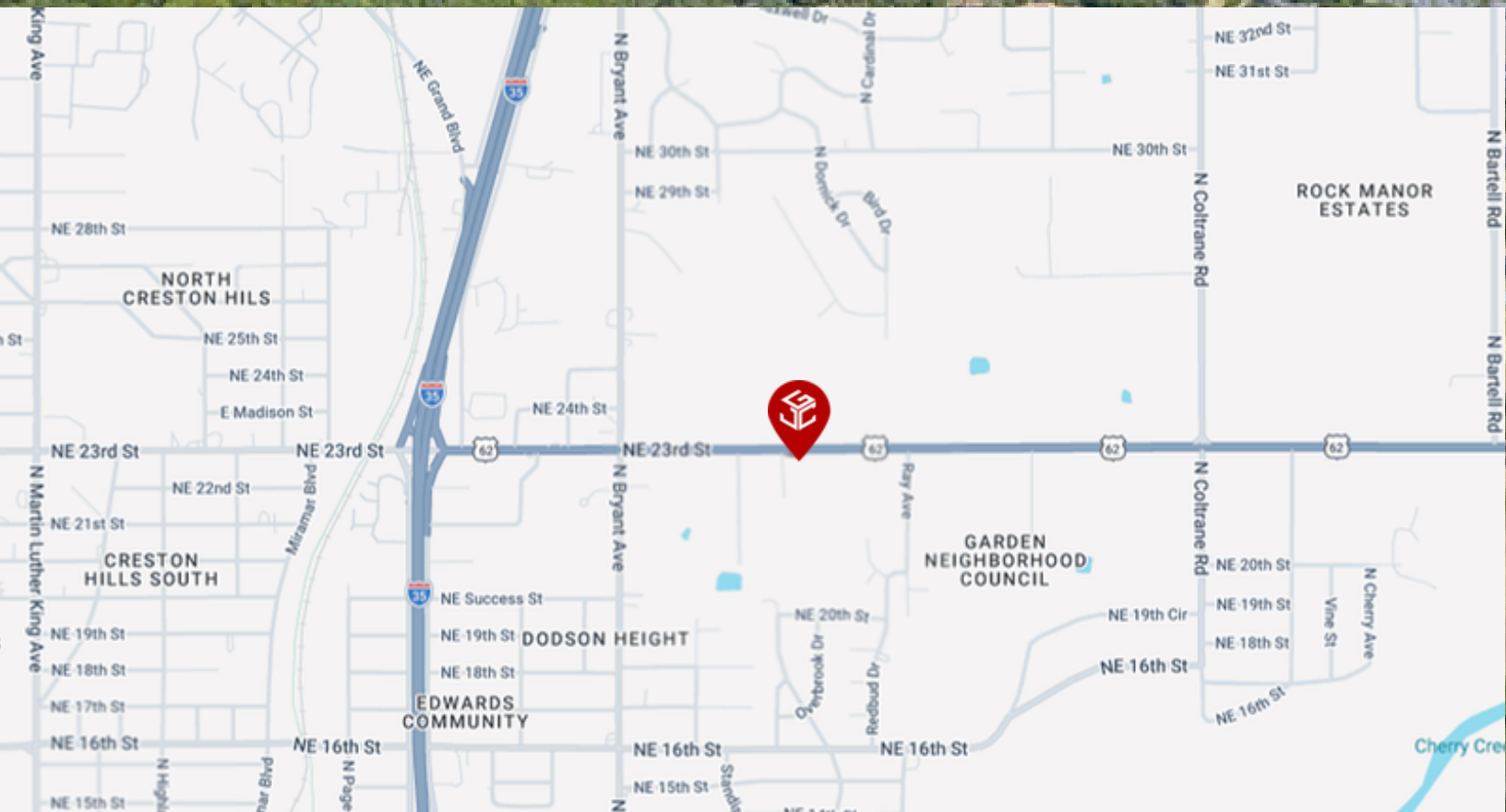
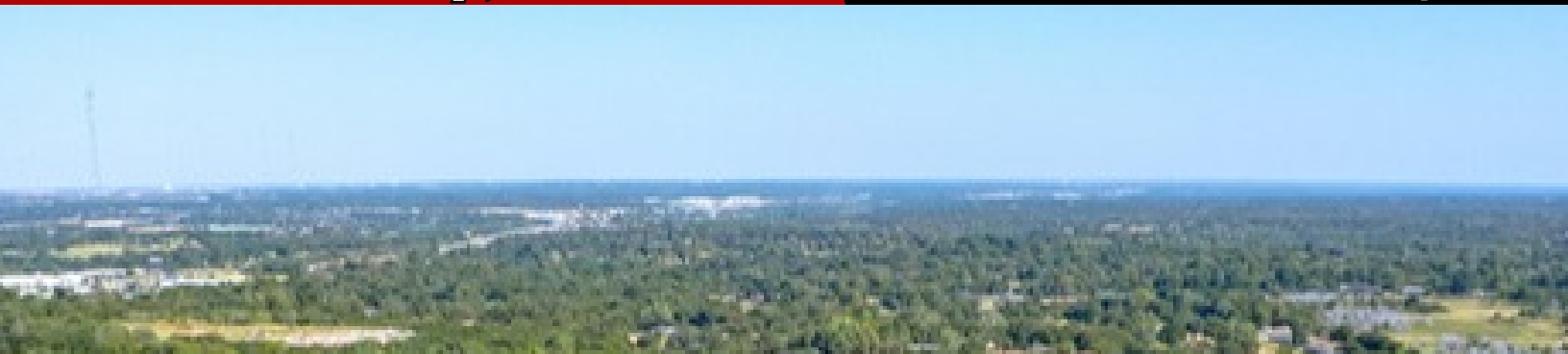
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