

FOR SALE

6825 W Wilshire Blvd

Oklahoma City, OK 73132



Johnson Commercial Group

JohnsonCommercialGroup.com



Offering Summary

Sales Price: \$850,000

Price Per SF: \$70.83

Building SF: 12,000 SF

Lot Size: 2 Acres

Built In: 1980/2007

Zoning: I-2

Property Overview

This 12,000 SF property sits on two acres of fully concrete-paved land, offering exceptional functionality and versatility. The building features durable I-beam construction with cinderblock and a stucco and sheet metal exterior. Designed for heavy utility capacity, the property includes 480-volt, 800-amp electrical service and wet suppression sprinkler system. Inside, there are two multi-stall restrooms near the entrance, one restroom upstairs with a shower, two stages, and a mix of open and partitioned areas suitable for multiple uses. The second-floor mezzanine provides additional space for offices or storage, while the small gated yard behind the building offers secure outdoor access. Half of the roof was recoated four years ago, ensuring long-term durability. With ample parking, easy truck access, and solid infrastructure, this property is ideal for event, industrial, or flex users seeking a unique and adaptable space.

Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR SALE

6825 W Wilshire Blvd

Oklahoma City, OK 73132



Johnson
Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR SALE

6825 W Wilshire Blvd
Oklahoma City, OK 73132



Johnson
Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR SALE

6825 W Wilshire Blvd

Oklahoma City, OK 73132



Johnson

Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR SALE

6825 W Wilshire Blvd
Oklahoma City, OK 73132



Johnson
Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR SALE

6825 W Wilshire Blvd
Oklahoma City, OK 73132



Johnson
Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR SALE

6825 W Wilshire Blvd

Oklahoma City, OK 73132



Johnson
Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR SALE

6825 W Wilshire Blvd
Oklahoma City, OK 73132



Johnson
Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR SALE

6825 W Wilshire Blvd
Oklahoma City, OK 73132



JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572

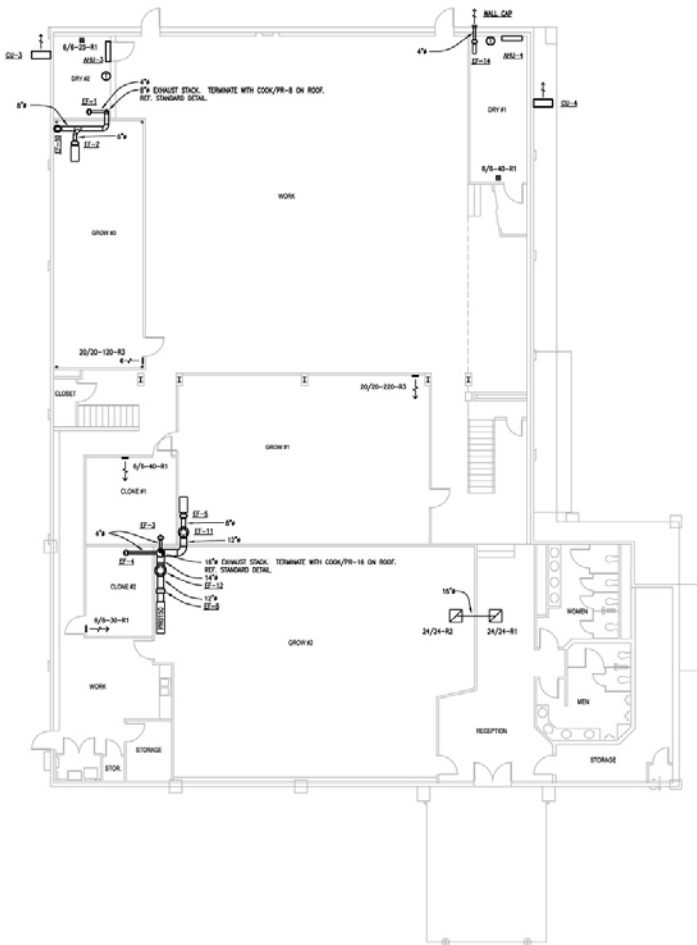


FOR SALE

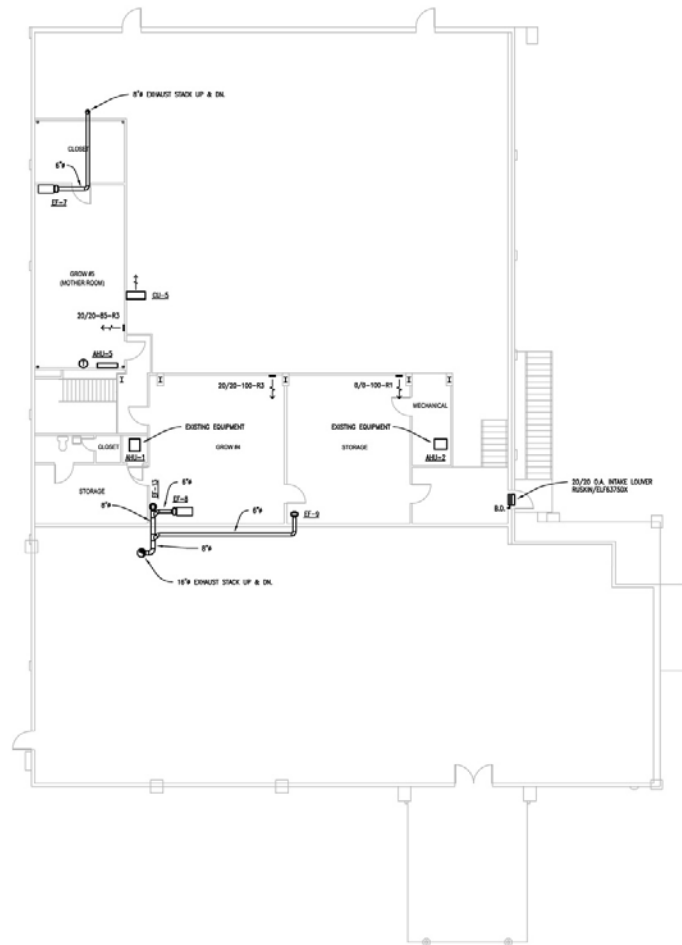
6825 W Wilshire Blvd
Oklahoma City, OK 73132



JohnsonCommercialGroup.com



1ST FLOOR VENTILATION PLAN
SCALE: 1/8" = 1'-0"



2ND FLOOR VENTILATION PLAN
SCALE: 1/8" = 1'-0"



Prepared by:
WJM
Checked by:
WJM
Date:
10/02/2020
Sheet:
20 of 20

COSSET ENTERPRISES
6825 W Wilshire Blvd., Oklahoma City, OK 73132

REVISIONS

NO.	DESCRIPTION

HVAC
VENTILATION PLAN

M102

Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR SALE

6825 W Wilshire Blvd

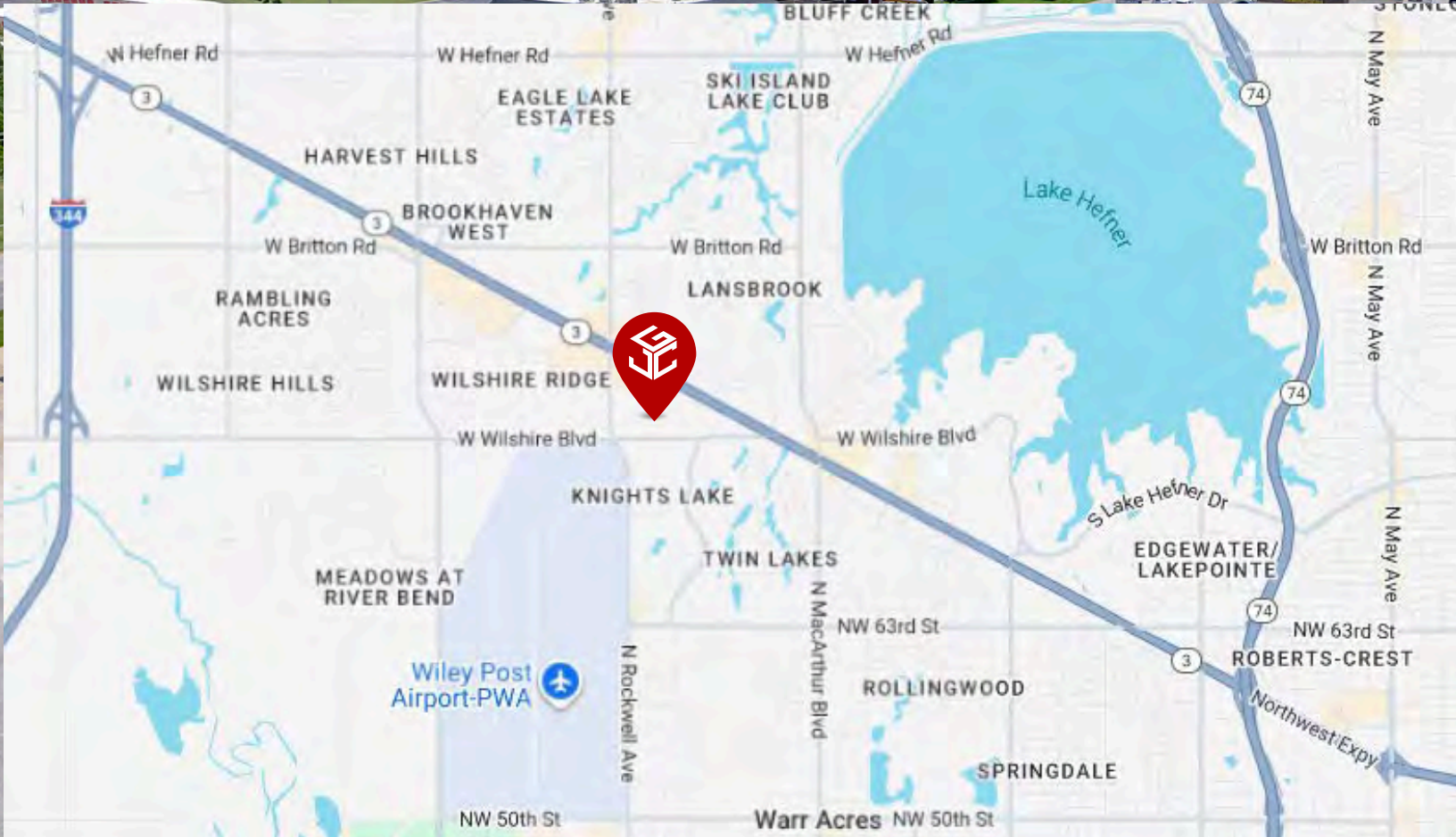
Oklahoma City, OK 73132



Johnson

Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

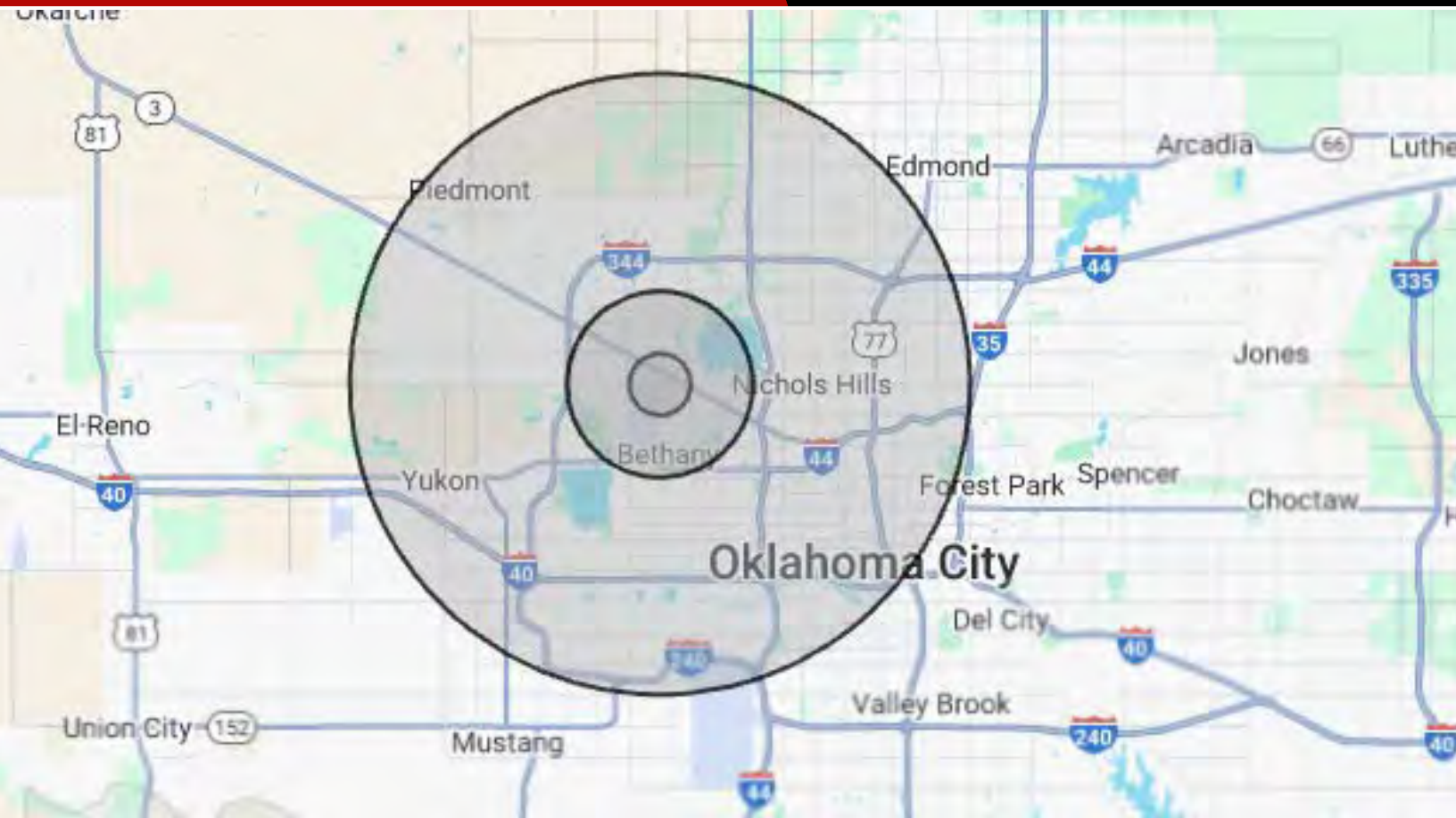
FOR SALE

6825 W Wilshire Blvd

Oklahoma City, OK 73132



JohnsonCommercialGroup.com



Demographics

1 MILE

3 MILE

10 MILE

Population	11,145	79,092	560,518
Average Age	32.5	38	36
Employment	5,773	27,372	387,630
Households	4,814	32,059	228,498
Ave. Household Income	\$63,158	\$80,855	\$83,235
Median Household Income	\$43,971	\$61,101	\$61,454

Traffic Count

Average Daily Volume

19,080 Vehicles

Information Provide By CoStar

Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR SALE

6825 W Wilshire Blvd

Oklahoma City, OK 73132



Johnson
Commercial Group

JohnsonCommercialGroup.com



Disclaimer

A real estate broker is not authorized to give legal or tax advice. No representation is made by Johnson Commercial Group, its agents or employees, as to the legal effect or tax consequences of the information contained herein or any transaction relating thereto. Although all information furnished regarding property sales or financing options are from sources deemed to be reliable, such information has not been verified and no express representation is made on, or is in any way implied as to the accuracy thereof and is subject to errors, omissions, change of price, or other conditions prior to sale or withdrawal without notice.

Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY