

FOR SALE

6825 W Wilshire Blvd
Oklahoma City, OK 73132



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.

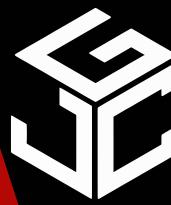
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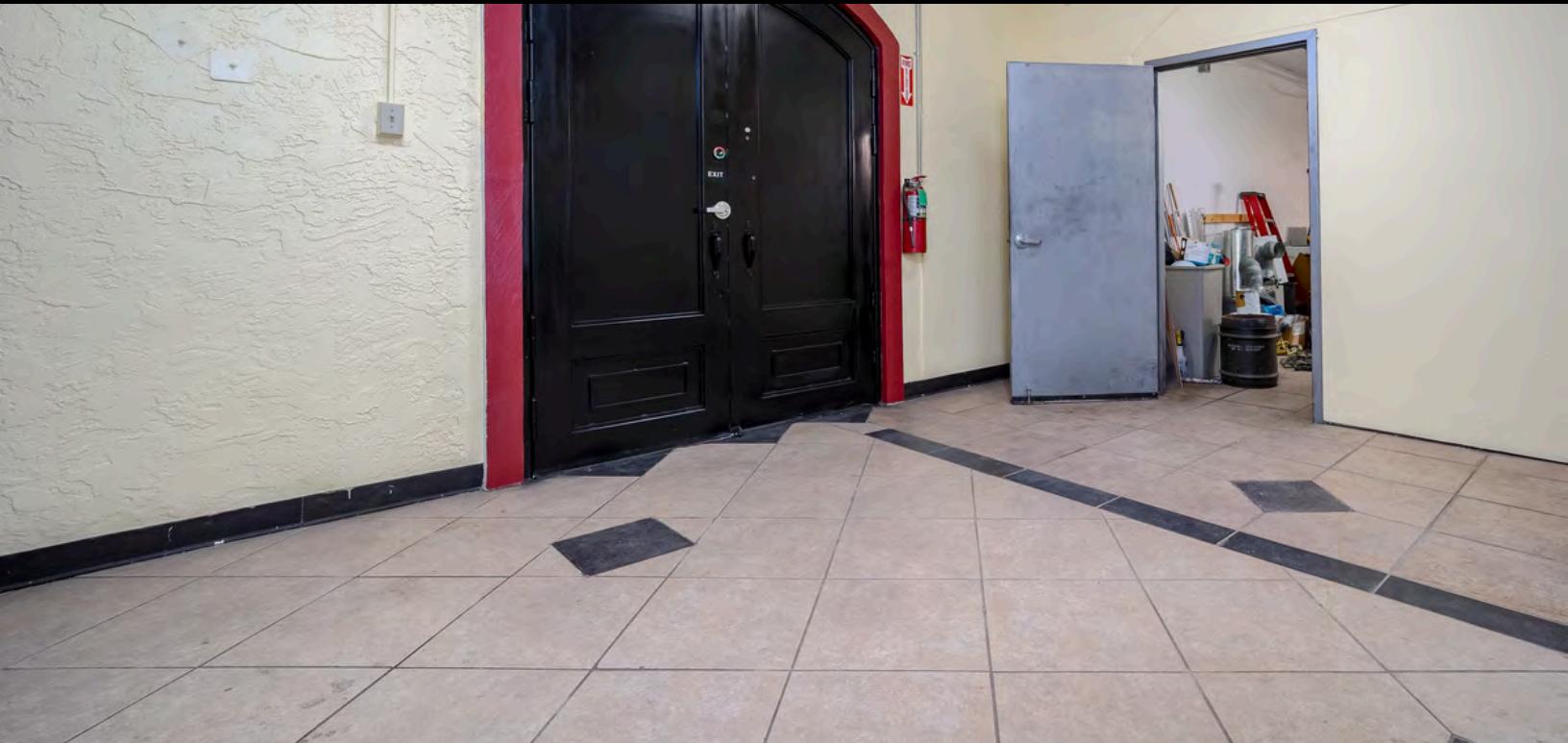
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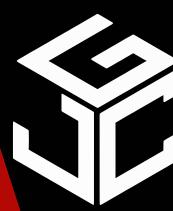
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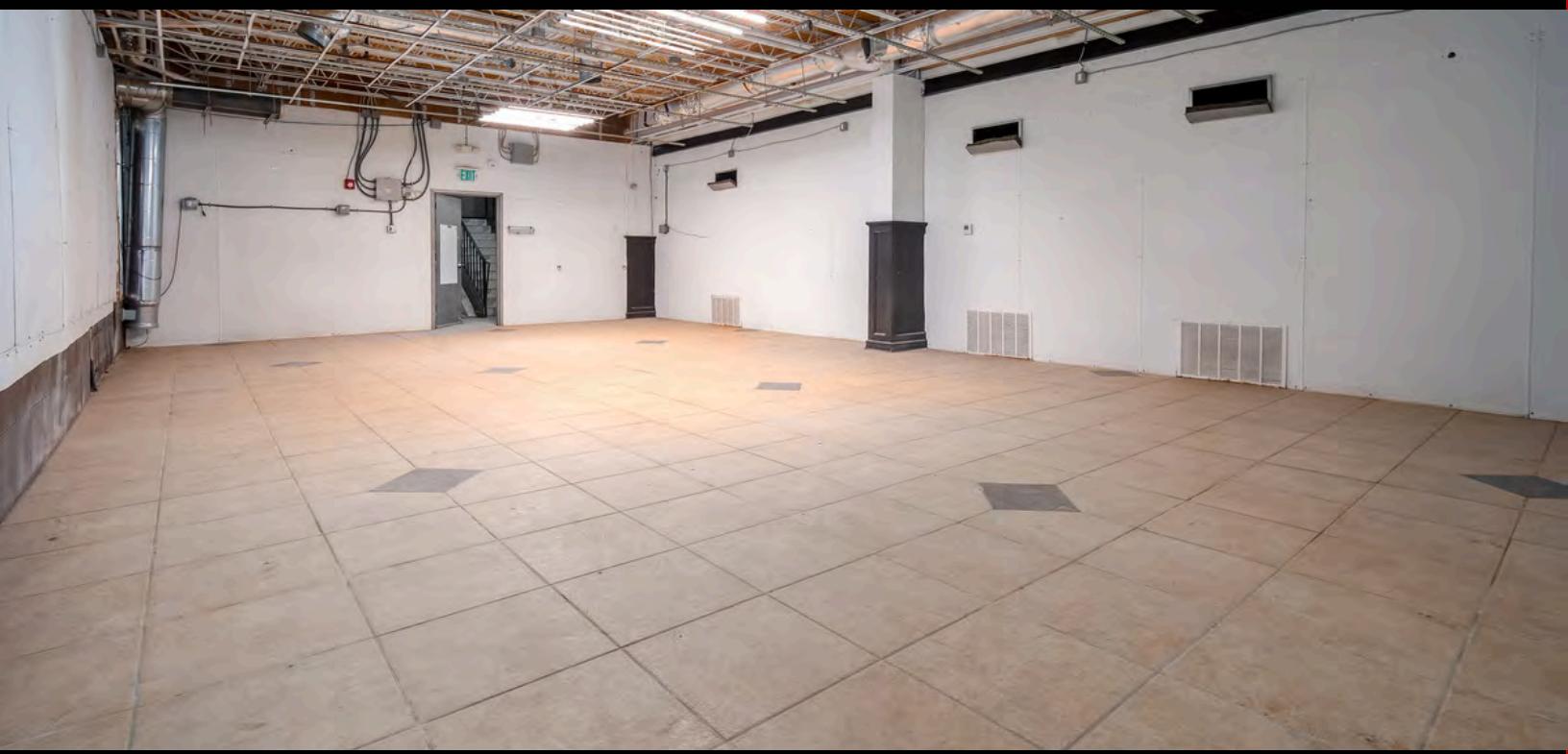
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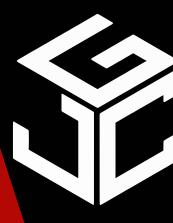
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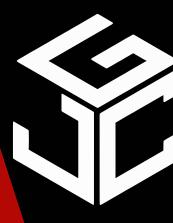
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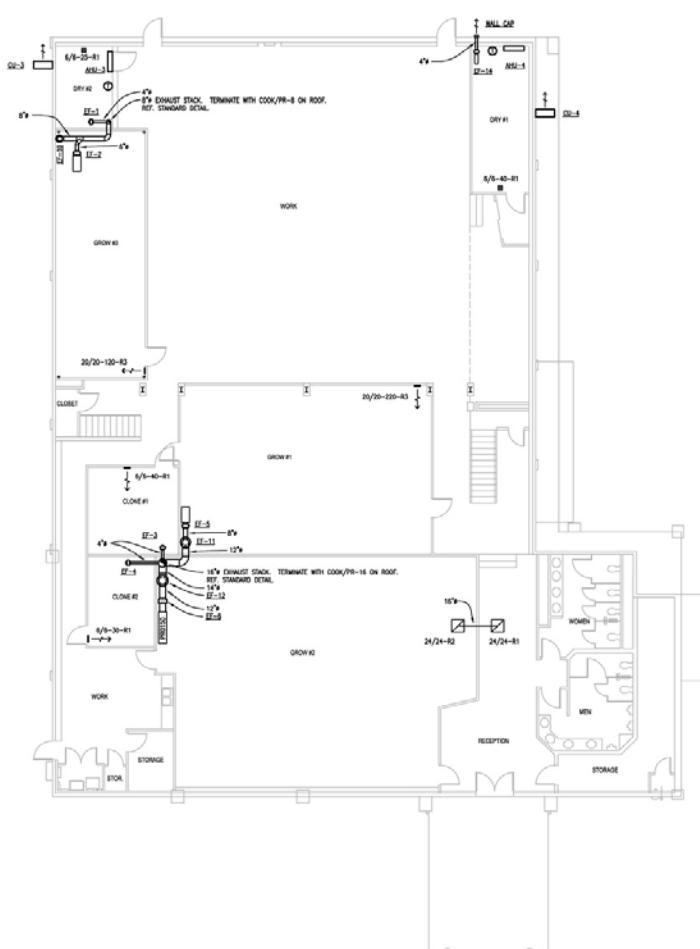
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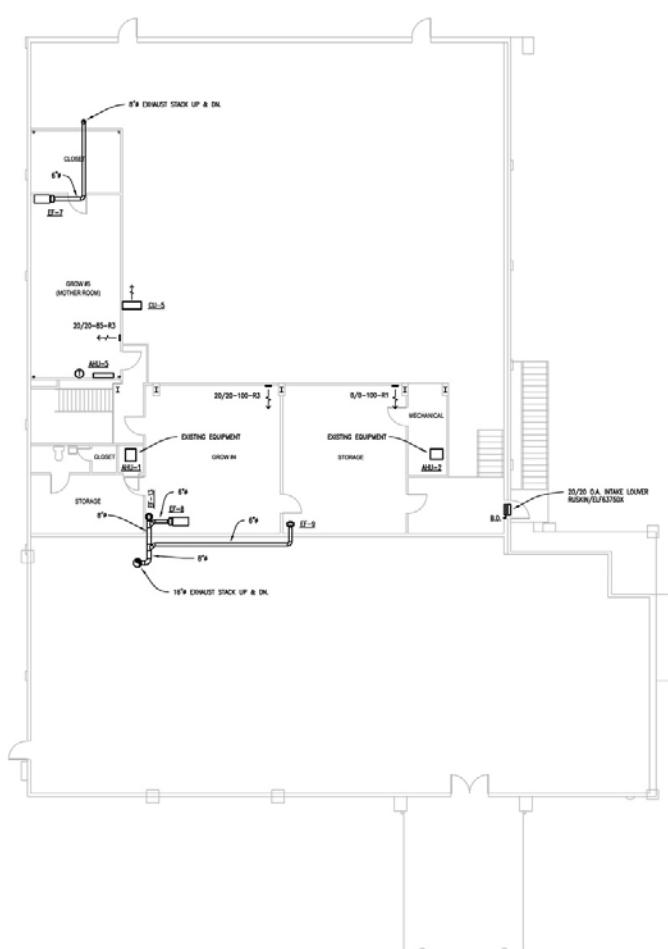
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1ST VENTILATION PLAN
SCALE: 1/8" = 1'-0"



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

COSSET ENTERPRISES

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REVISIONS

HVAC VENTILATION PLAN

M102

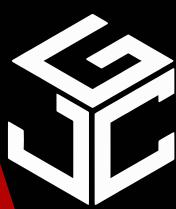
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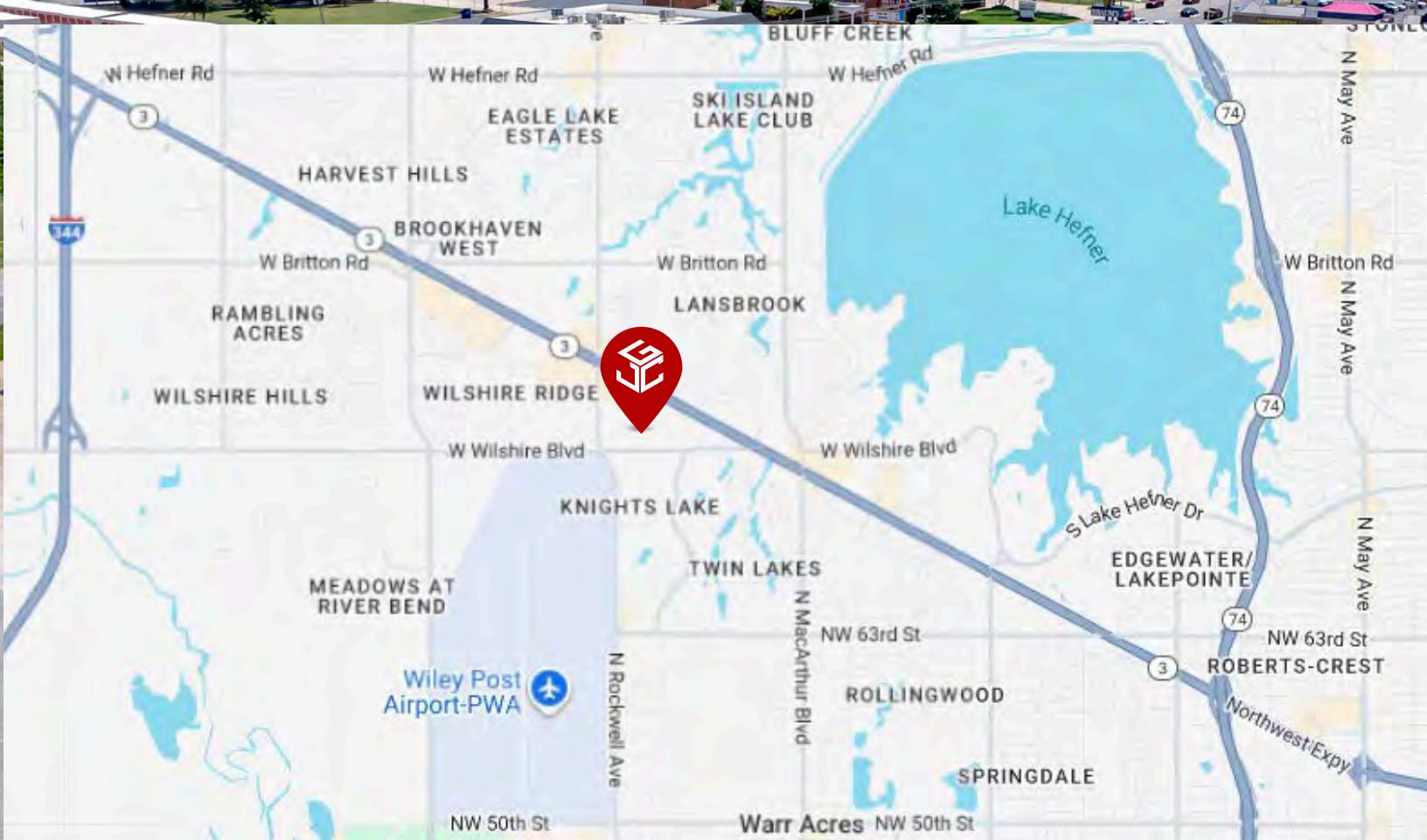
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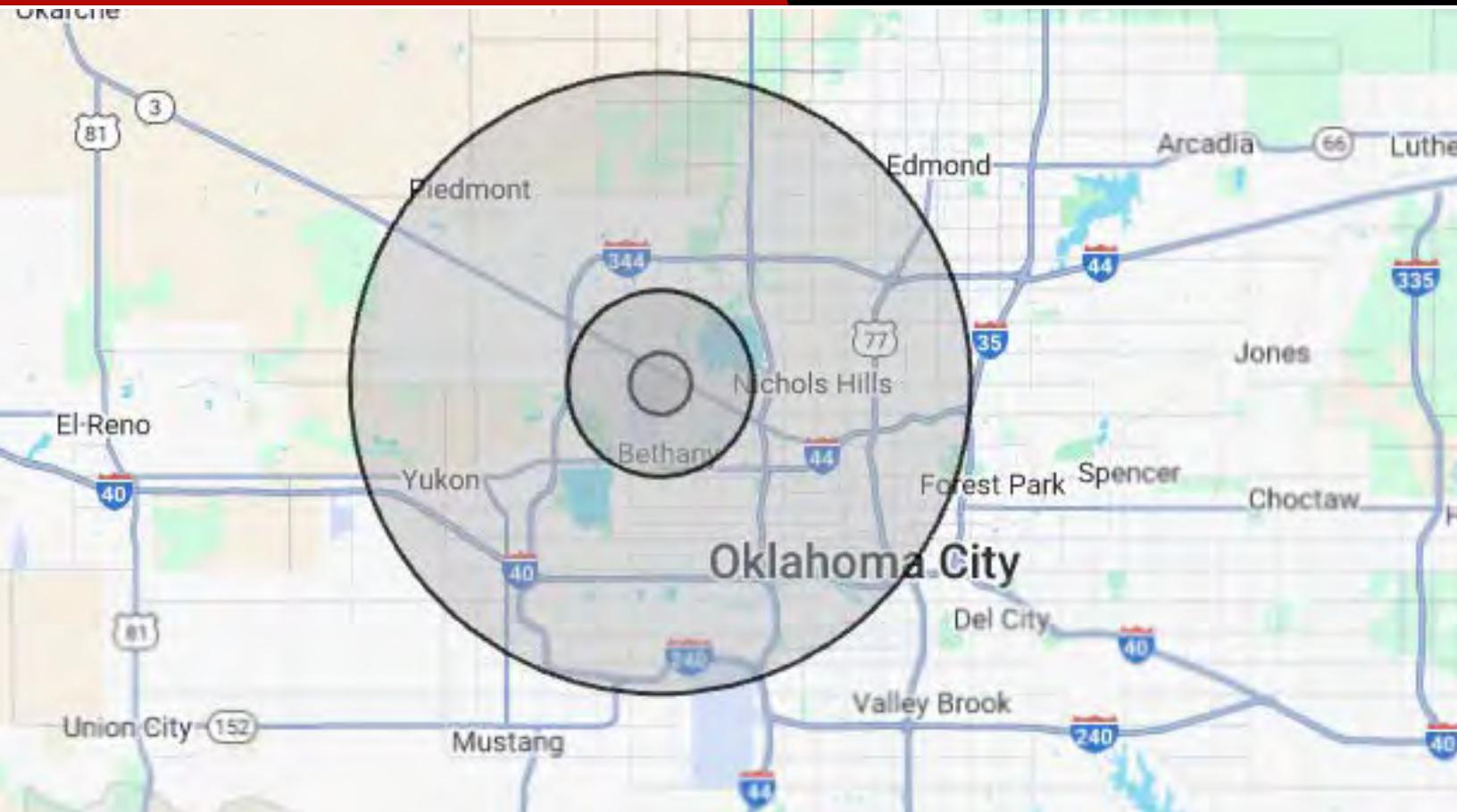
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Demographics	1 MILE	3 MILE	10 MILE
Population	11,145	79,092	560,518
Average Age	32.5	38	36
Employment	5,773	27,372	387,630
Households	4,814	32,059	228,498
Ave. Household Income	\$63,158	\$80,855	\$83,235
Median Household Income	\$43,971	\$61,101	\$61,454

Traffic Count

Average Daily Volume

19,080 Vehicles

Information Provided By CoStar

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