



# Multi-Purpose Property

2301 NORTH ASPEN AVENUE  
BROKEN ARROW, OK 74012

*For Lease*

**CBRE**

# Property Overview

 **Size**  
2,400± SF

 **Site**  
2± Acres

 **Parking**  
Fully Paved

 **Floor Plan**  
Flexible Floor Plan Options

 **Year Built**  
1994

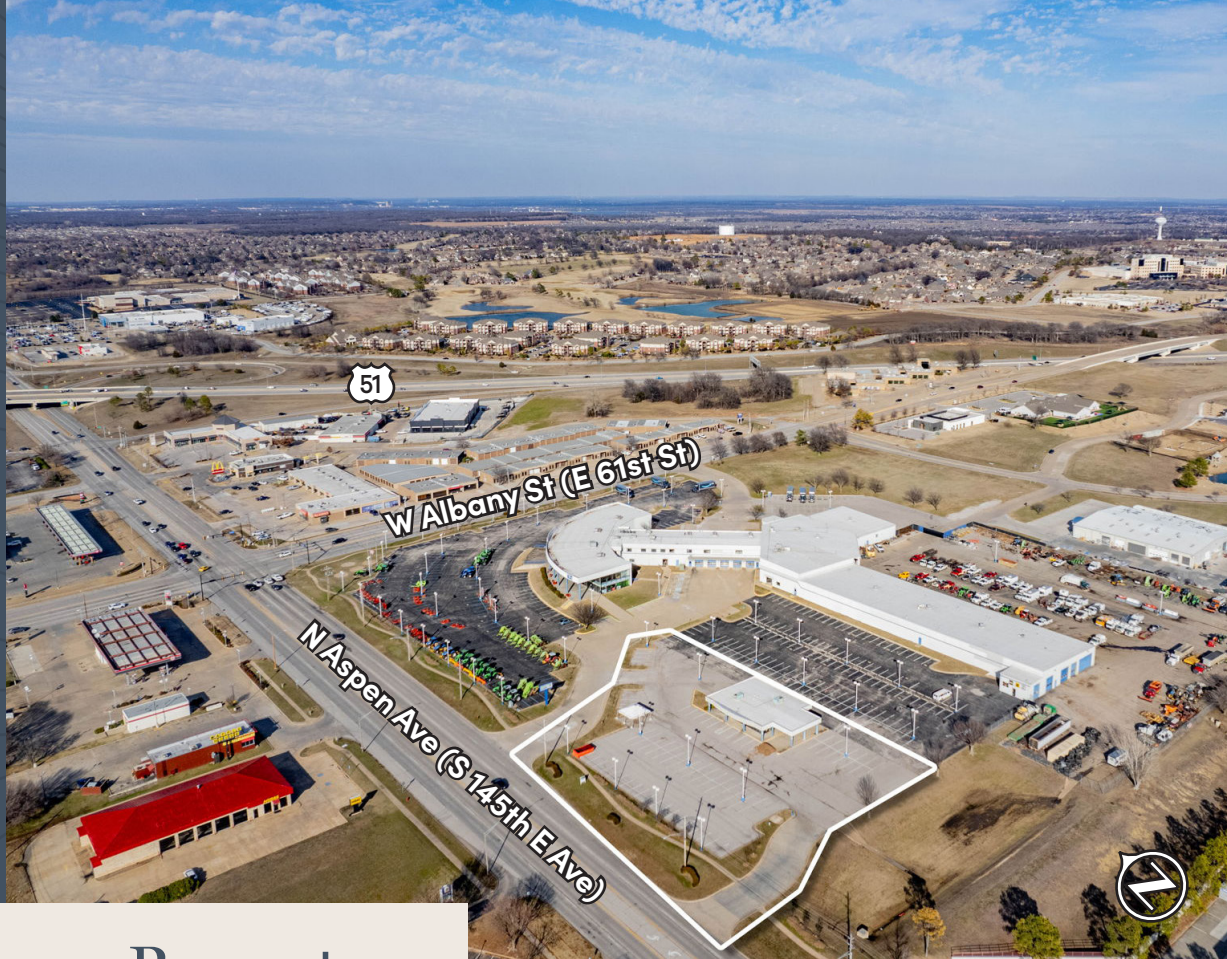
 **Zoning**  
CH

Nearby businesses include RL Hudson, Maverick Machinery, Broken Arrow Powder Coating, APC Veterinary Hospital, Stone Mill BBQ & Firefly Pediatric Center.

- Traffic Counts:
- 29,243 VPD - Aspen / 145th E Avenue
  - 13,841 VPD - Albany / 61st Street

Great location with frontage on Aspen Ave (145th E Ave) and abundant parking. Potential uses include: used car lot, fast food, contractors.





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## CONTACTS

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