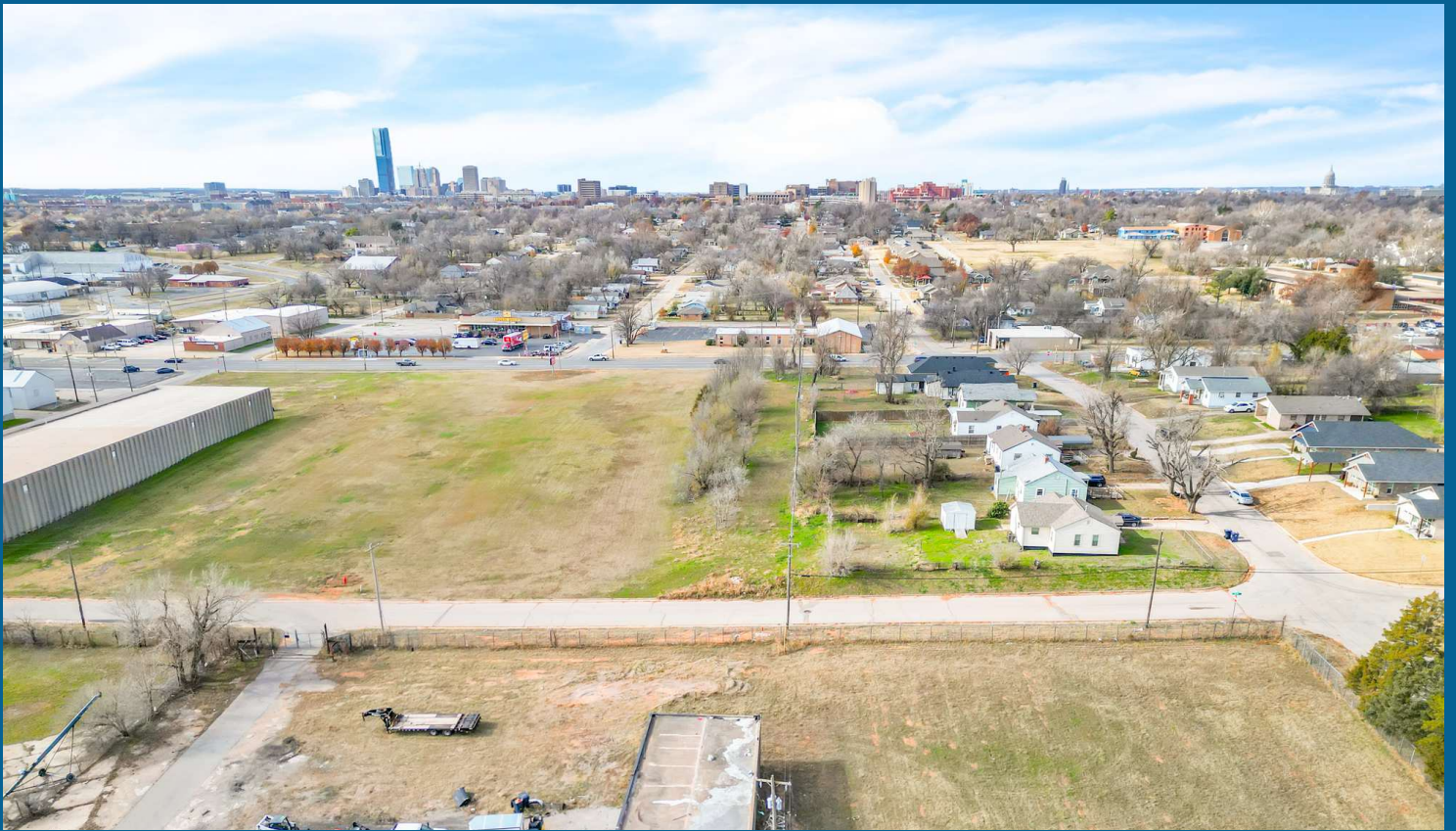


FOR SALE

# 1218 N IRVING STREET

1218 N Irving St, Oklahoma City, OK 73117



**Gabrielle Johnson**

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**Tim Strange, CCIM, SIOR, CPM**

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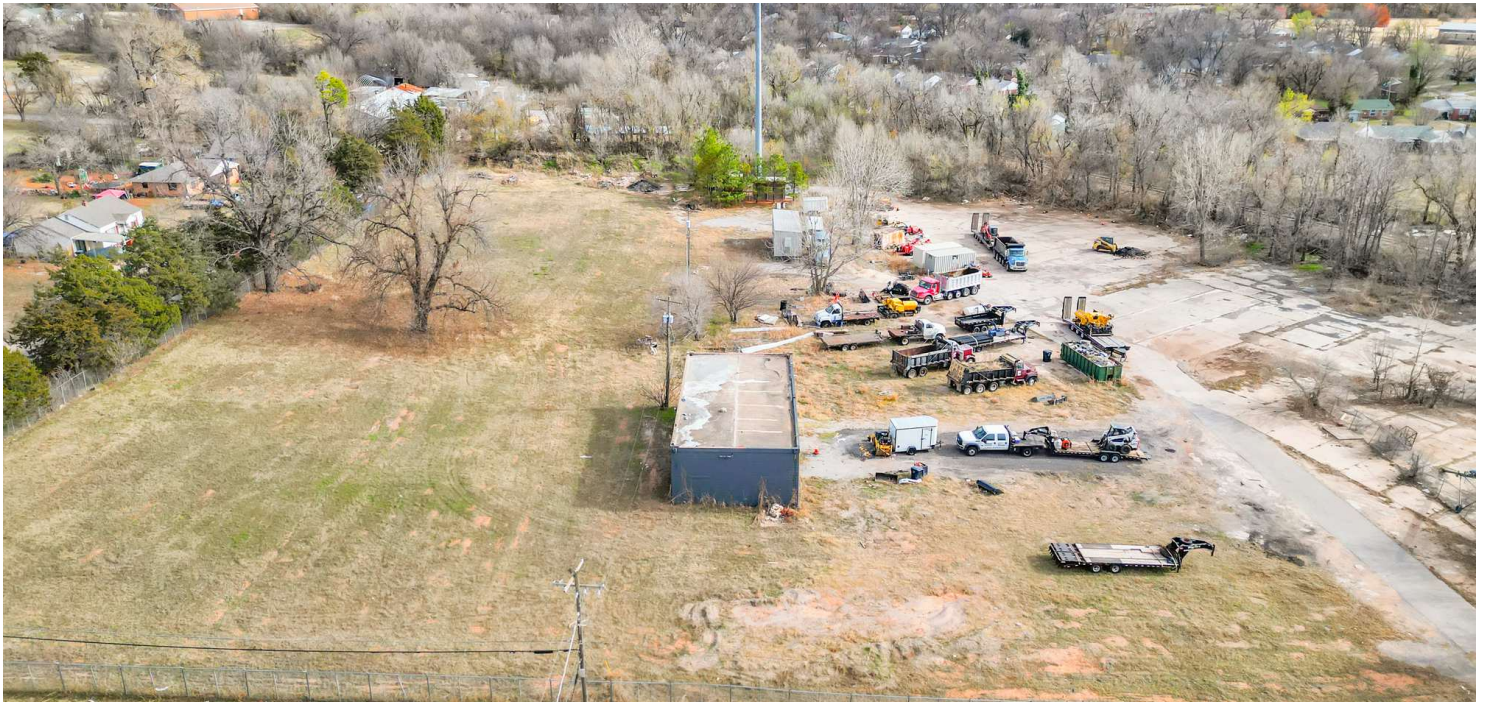
**PIVOT**



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## PROPERTY DESCRIPTION

This 1,500 SF industrial building sits on 3.2 acres of land in the growing Oklahoma City area, just minutes from downtown, the airport, and major highways like I-35, I-40, and the Broadway Extension. The property includes an existing warehouse, updated electrical systems, new paint, and a fence added in 2022. It offers endless possibilities, from its current use as storage space to future opportunities like multi-family housing, office space, a retail strip, or other projects. With its industrial zoning and room to expand, it's a promising investment. Its prime location and potential make it an excellent spot for future growth and success.

## PROPERTY HIGHLIGHTS

- Zoned I-2
- 3.2 Acres of Land
- Existing Warehouse
- Electrical, New Paint and Fence in 2022

## OFFERING SUMMARY

Sale Price:	\$399,000
Number of Units:	1
Lot Size:	133,908 SF
Building Size:	1,560 SF
NOI:	\$750.00
Cap Rate:	0.19%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	174	710	3,189
Total Population	374	1,564	6,963
Average HH Income	\$39,521	\$38,743	\$47,426

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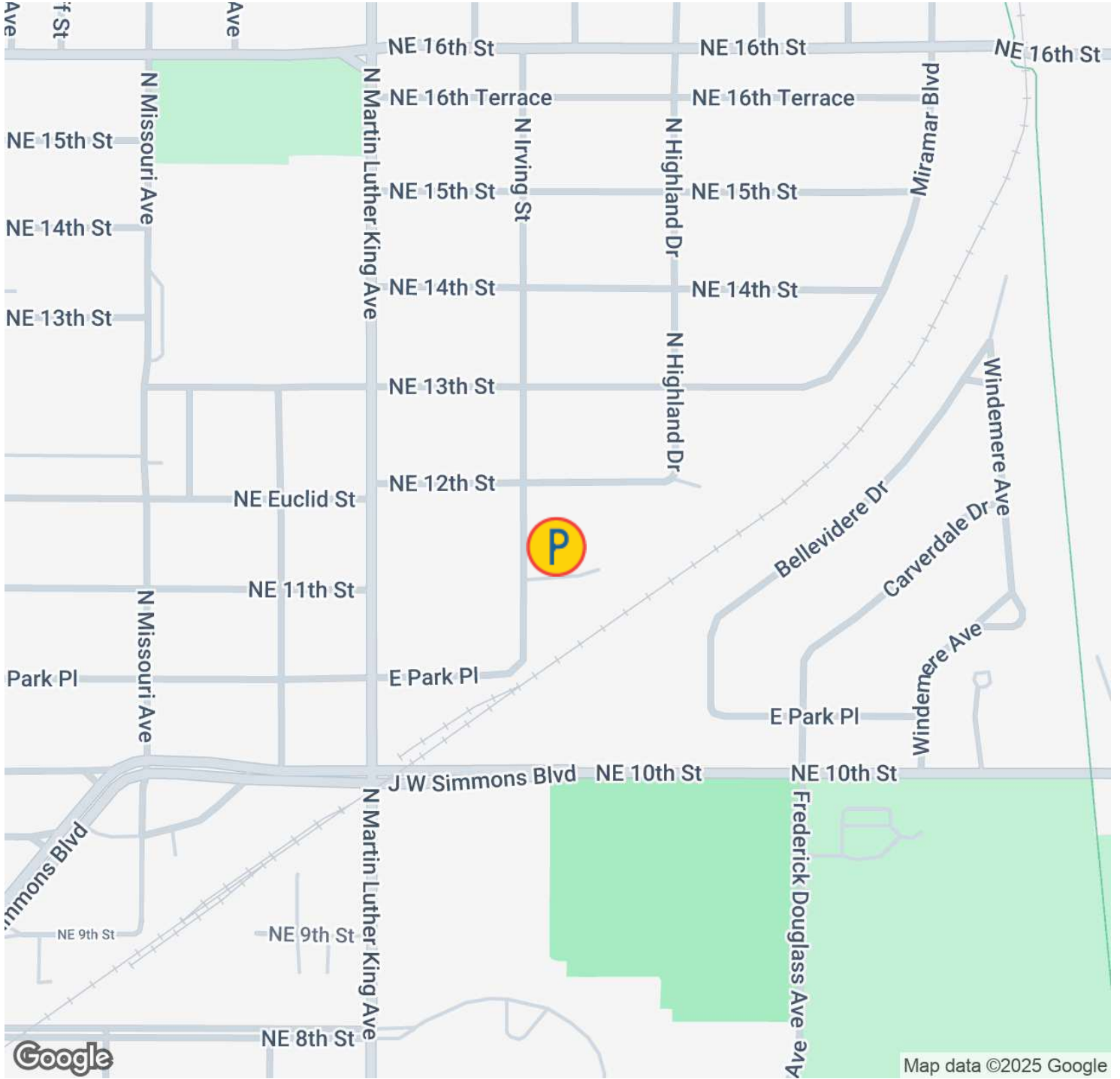
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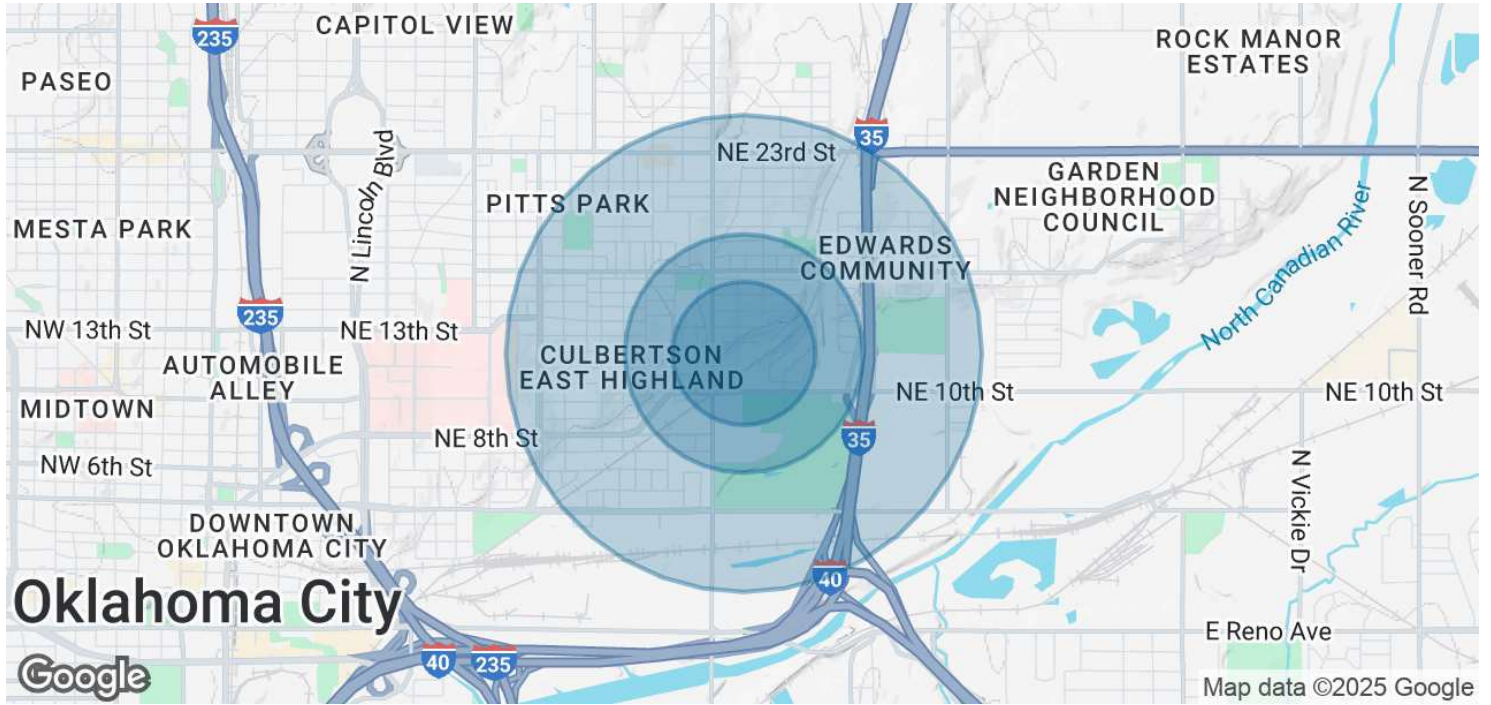
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	374	1,564	6,963
Average Age	39	39	41
Average Age (Male)	37	38	40
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	174	710	3,189
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$39,521	\$38,743	\$47,426
Average House Value	\$92,196	\$98,757	\$146,017

Demographics data derived from AlphaMap

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