



FOR SALE



Presents

**BRICKTOWN
RETAIL/RESTAURANT
PROPERTY FOR SALE
OR LEASE**

409 KINGS OF LEON LANE
OKLAHOMA CITY, OK 73104

JOHN ARCHINIACO
SALES ASSOCIATE
405.879.1171 X111

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$6,600,000
Building Size:	38,854 SF
Available SF:	29,054 SF
Lot Size:	20,866 Acres
Number of Units:	10
Price / SF:	\$169.87
Year Built:	1947
Renovated:	2018
Zoning:	Bricktown Core Development
Market:	NW Oklahoma City
Submarket:	Bricktown - OKC

PROPERTY OVERVIEW

This two-story, 38,854-square-foot commercial building is located in the heart of Oklahoma City's historic Bricktown district. Featuring a versatile layout and excellent visibility in one of the city's most active entertainment destinations, the property is well-suited for a variety of commercial uses, including entertainment, restaurant, retail, or mixed-use redevelopment. The Bricktown Comedy Club currently occupies a portion of the building, providing an established tenant in this highly sought-after location.

PROPERTY HIGHLIGHTS

- Historic Bricktown Area
- Popular, Walkable Entertainment District
- Excellent Redevelopment Potential

BRICKTOWN RETAIL/RESTAURANT PROPERTY

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PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

Located in the heart of Oklahoma City's historic Bricktown district, 409 Kings of Leon Lane presents a unique investment and redevelopment opportunity in one of the city's premier entertainment destinations. The property is currently home to the Bricktown Comedy Club, providing an established tenant while leaving room for future vision. Surrounded by popular restaurants, nightlife, and attractions, this property offers outstanding potential for investors or owners looking to capitalize on the continued growth and energy of the Bricktown market.

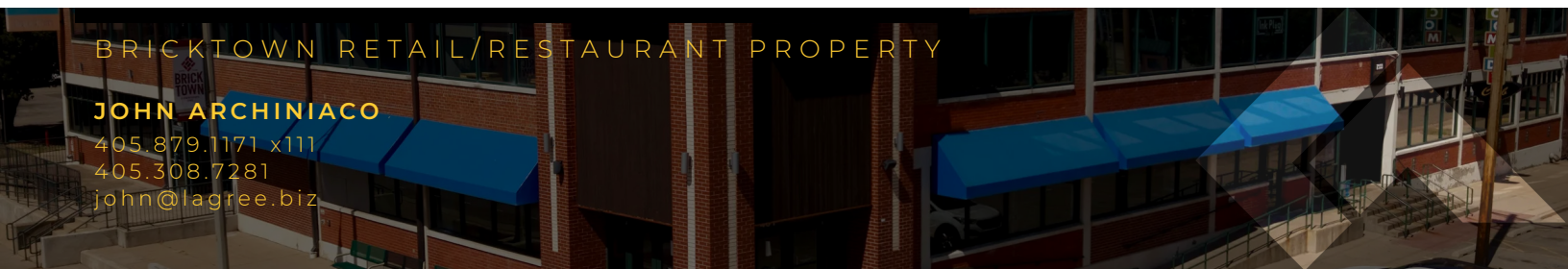
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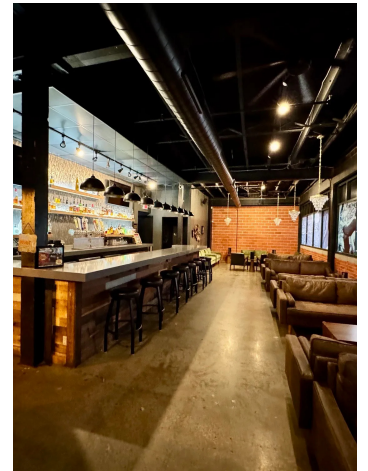
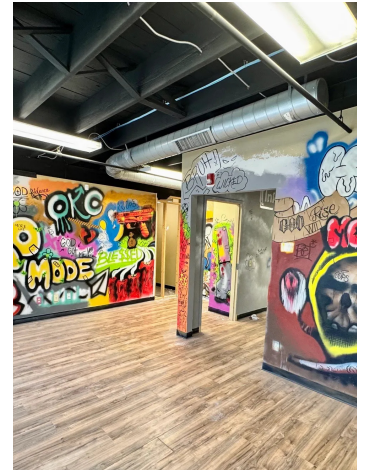
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ADDITIONAL PHOTOS



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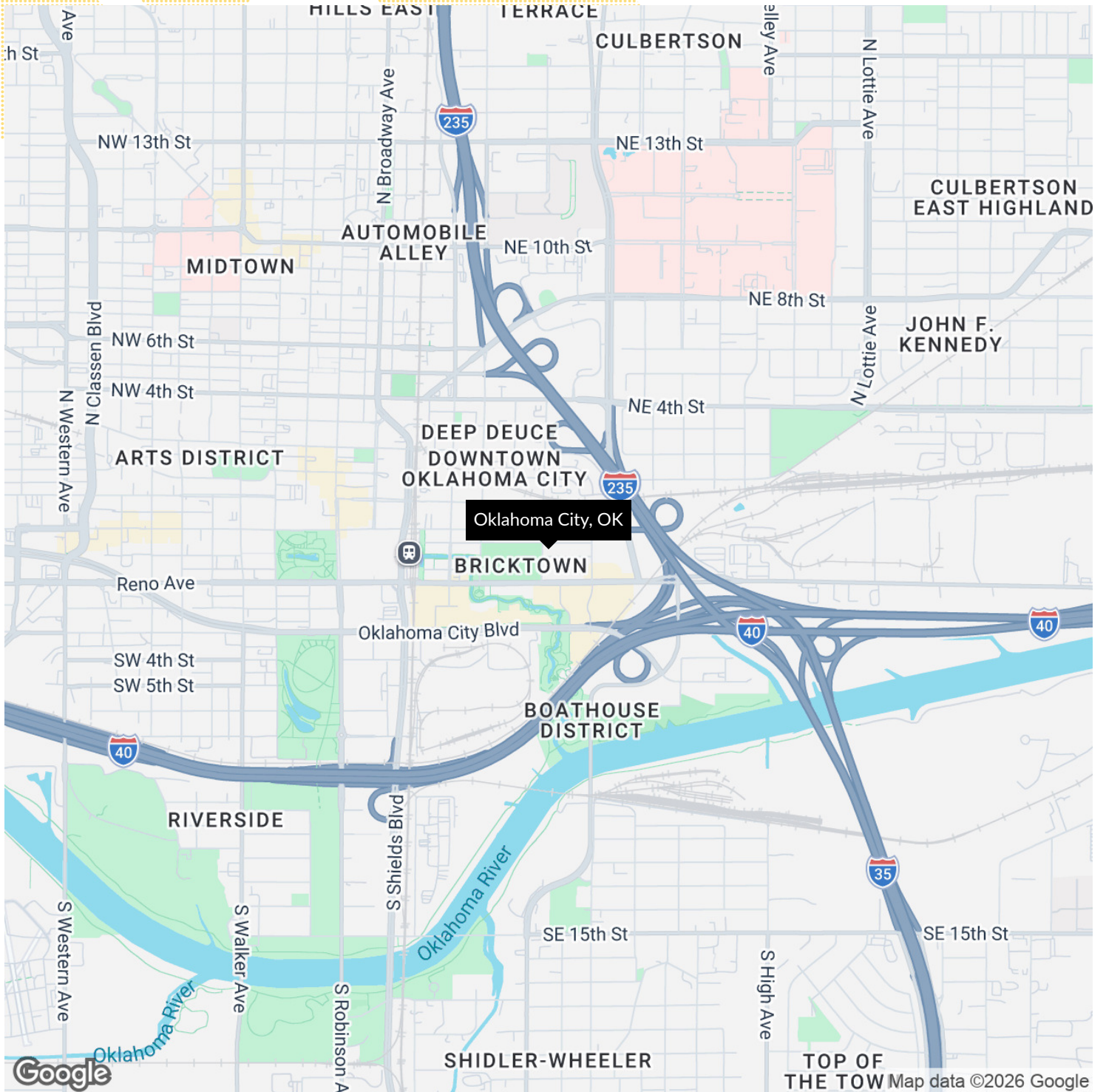
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REGIONAL MAP



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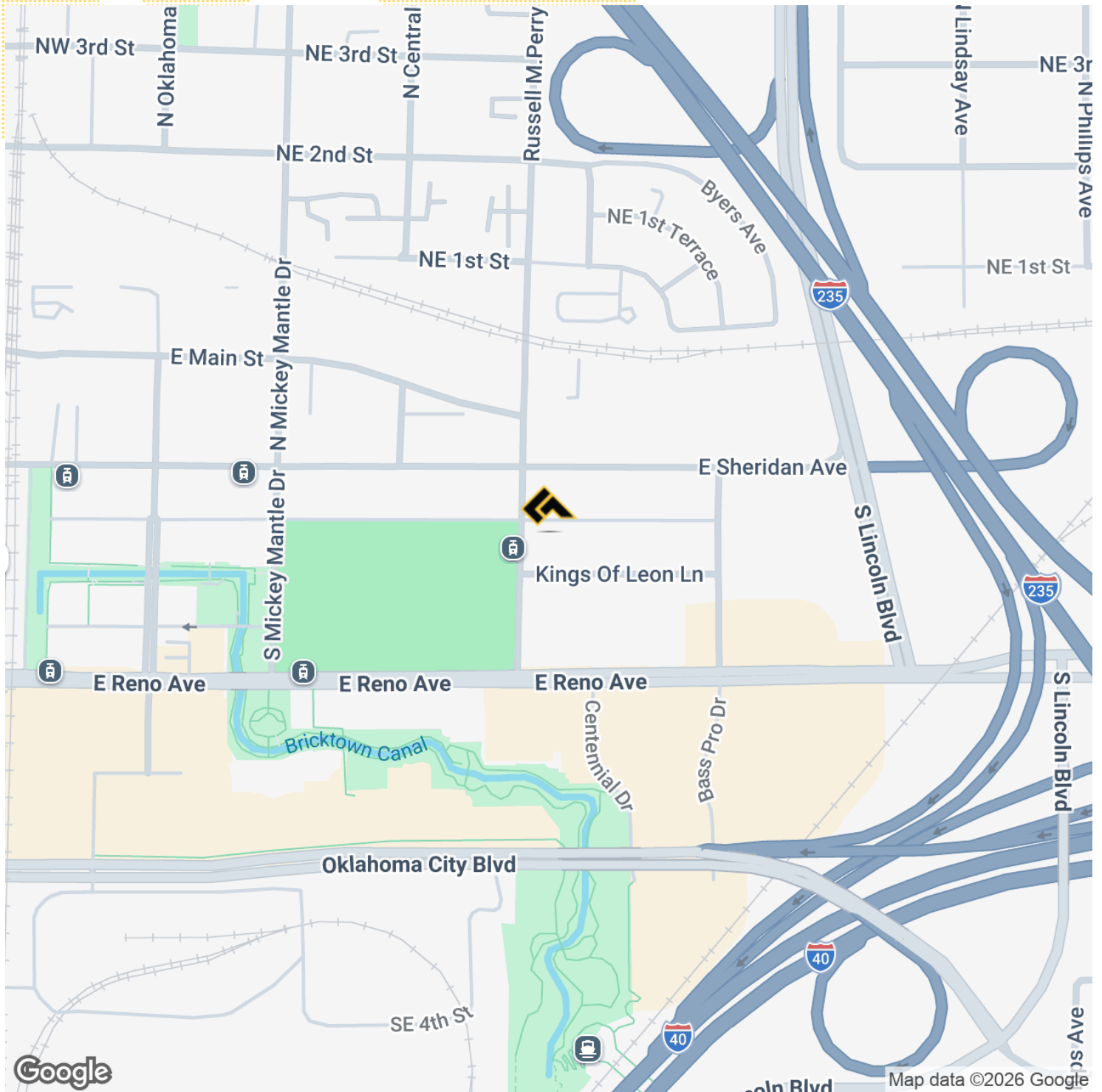
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LOCATION MAP



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AERIAL MAP



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