



CREEK|CRE

INDUSTRIAL SPACE FOR SALE

# INDUSTRIAL WAREHOUSE

215 N Western Ave, Oklahoma City, OK  
73106

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PROPOSAL | OCTOBER 16, 2024



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,250,000
Building Size:	8,820 SF
Available SF:	8,820 SF
Lot Size:	14,000 SF
Price / SF:	\$141.72
Year Built:	1908
Zoning:	I-2 (Moderate Industrial)
Market:	Oklahoma City

### PROPERTY OVERVIEW

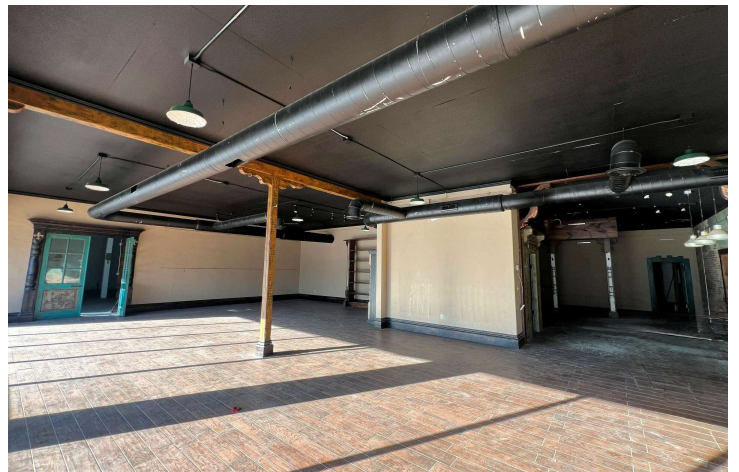
This industrial property in west downtown Oklahoma City caters to a diverse range of users, including industrial clients seeking warehouse space, as well as retail, office, and showroom opportunities. With convenient access to I-40, it provides seamless connectivity to both the surrounding metro area and external markets.

### PROPERTY HIGHLIGHTS

- 3 grade level doors (10x10', 16'x10' & 14'x14') and 1 covered dock high door
- 3 phase, 400 AMP electrical
- 12 to 16 foot clear height warehouse space
- Showroom with interior offices and storage
- 170' MOL of frontage on Western Ave.

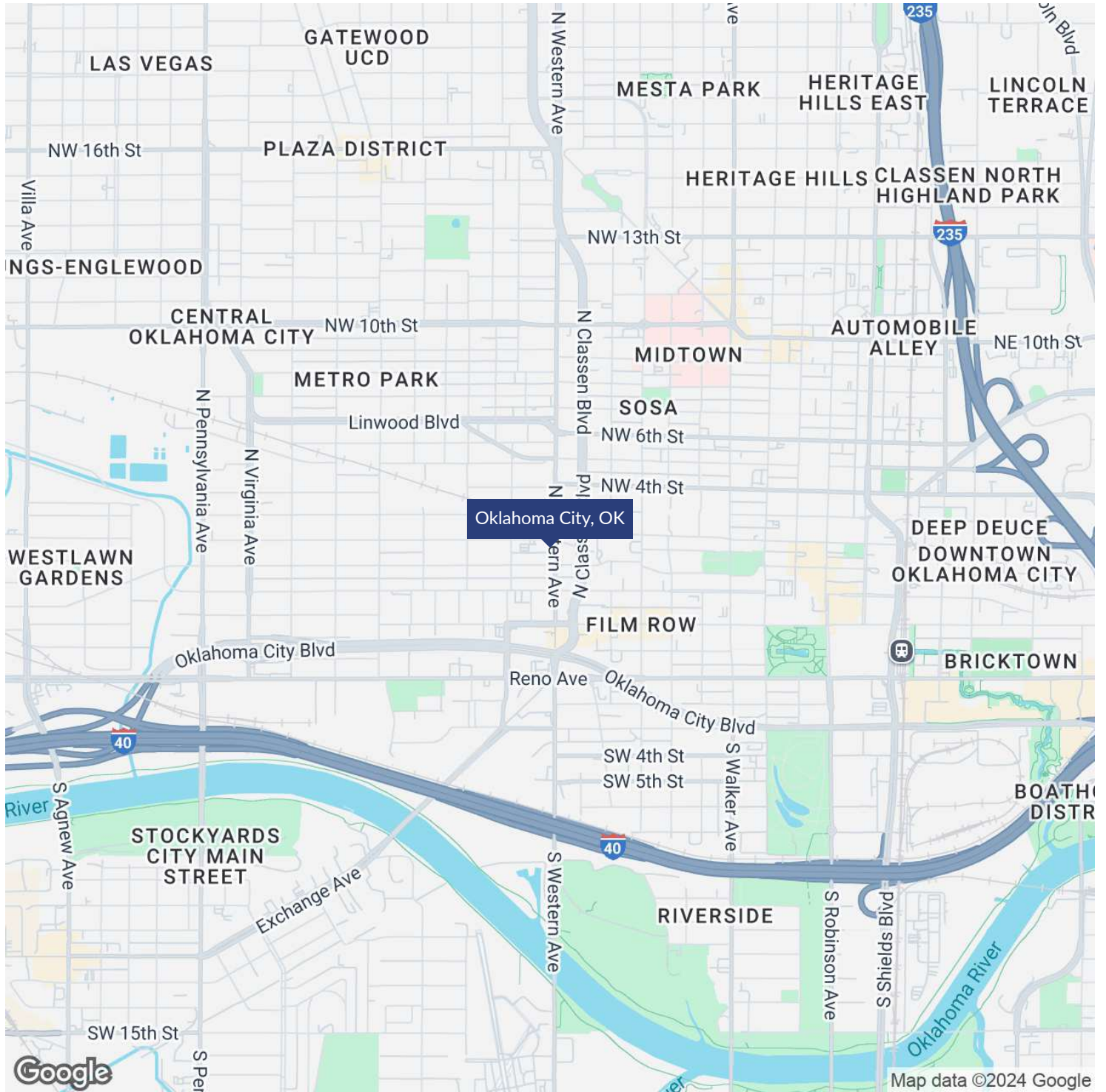


## ADDITIONAL PHOTOS



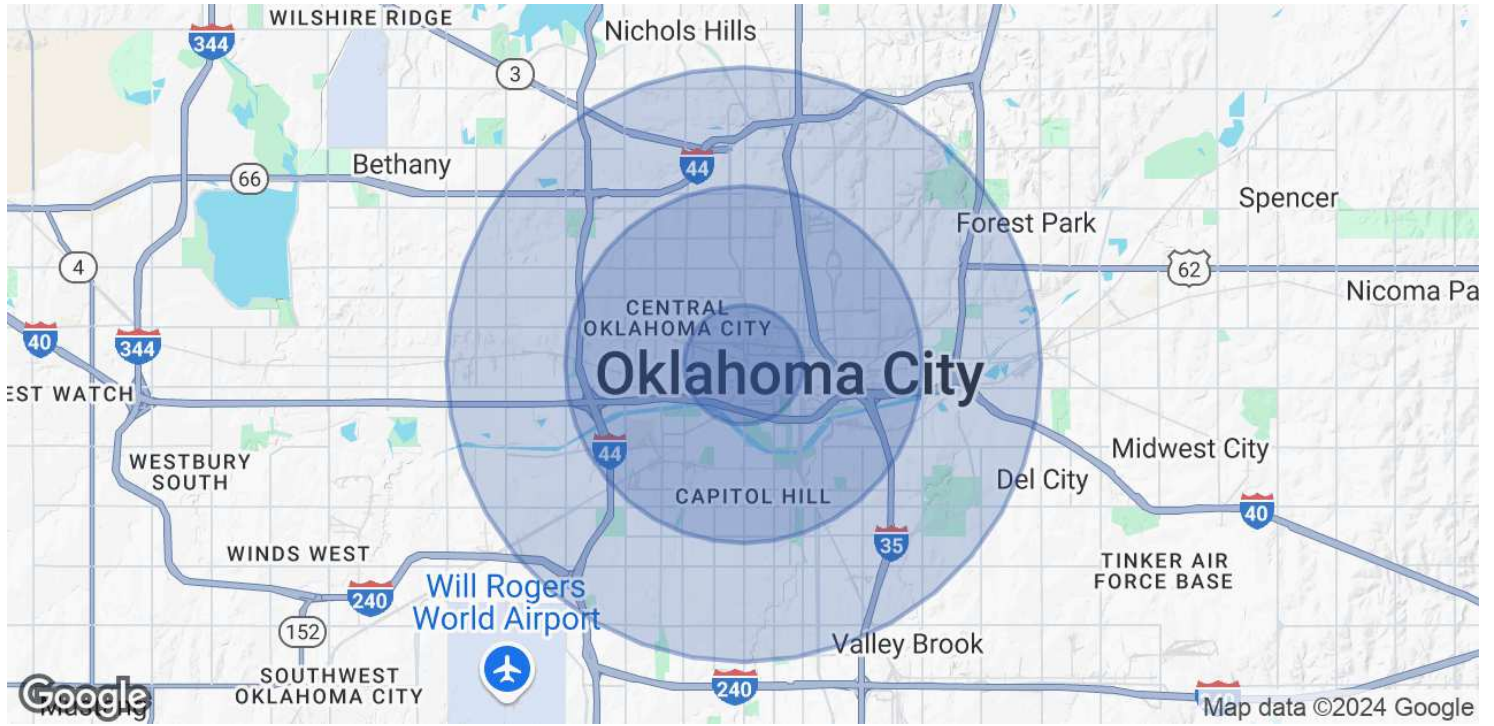


# REGIONAL MAP





# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,911	83,696	212,778
Average Age	38	36	37
Average Age (Male)	39	36	36
Average Age (Female)	38	36	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,623	34,754	85,735
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$64,641	\$67,031	\$64,540
Average House Value	\$331,769	\$238,009	\$207,546

Demographics data derived from AlphaMap