

FOR SALE

227 S.  
PHILADELPHIA

227 S. PHILADELPHIA, SHAWNEE, OK 74801



**BANTA**  
Property Group

**BANTA PROPERTY GROUP, LLC**

405.840.1600

BANTAPROPERTYGROUP.COM

308 SW 25TH, OKLAHOMA CITY, OK 73109

**GREG BANTA**

405.823.3026

GREG@BANTAPROPERTYGROUP.COM

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## OFFERING SUMMARY

Sale Price:	\$400,000
Building Size:	13,387 SF
Lot Size:	0.72 Acres
Price / SF:	\$29.88
Cap Rate:	0.0%
NOI:	\$0
Year Built:	1940
Renovated:	2020
Zoning:	Industrial

## PROPERTY OVERVIEW

Industrial Property for Sale – 227 S, Philadelphia Ave, Shawnee

Located just blocks from downtown Shawnee, this well-maintained industrial facility offers approximately 13,000 square feet of functional space. A significant portion of the building is climate controlled, making it ideal for a variety of commercial or light industrial uses.

### Key Features:

- New roof installed within the past 2 years
- Dock-height and grade-level doors for versatile loading/unloading
- Large fenced-in storage yard for secure outdoor storage or fleet parking
- Convenient access to major roads and downtown amenities

Whether you're expanding operations or seeking a strategic investment, 227 S Philadelphia Ave combines location, functionality, and recent upgrades to deliver long-term value.

## PROPERTY HIGHLIGHTS

- 1200 Amp Three Phase

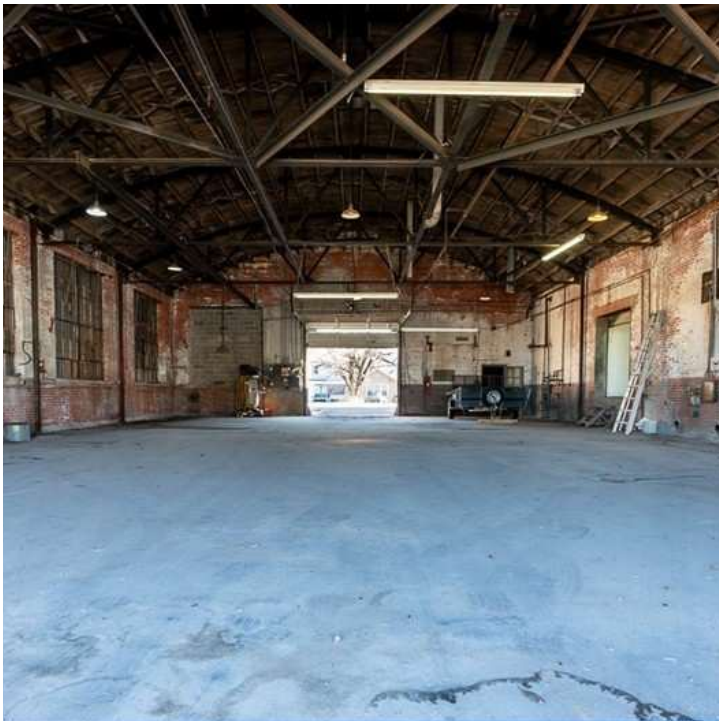
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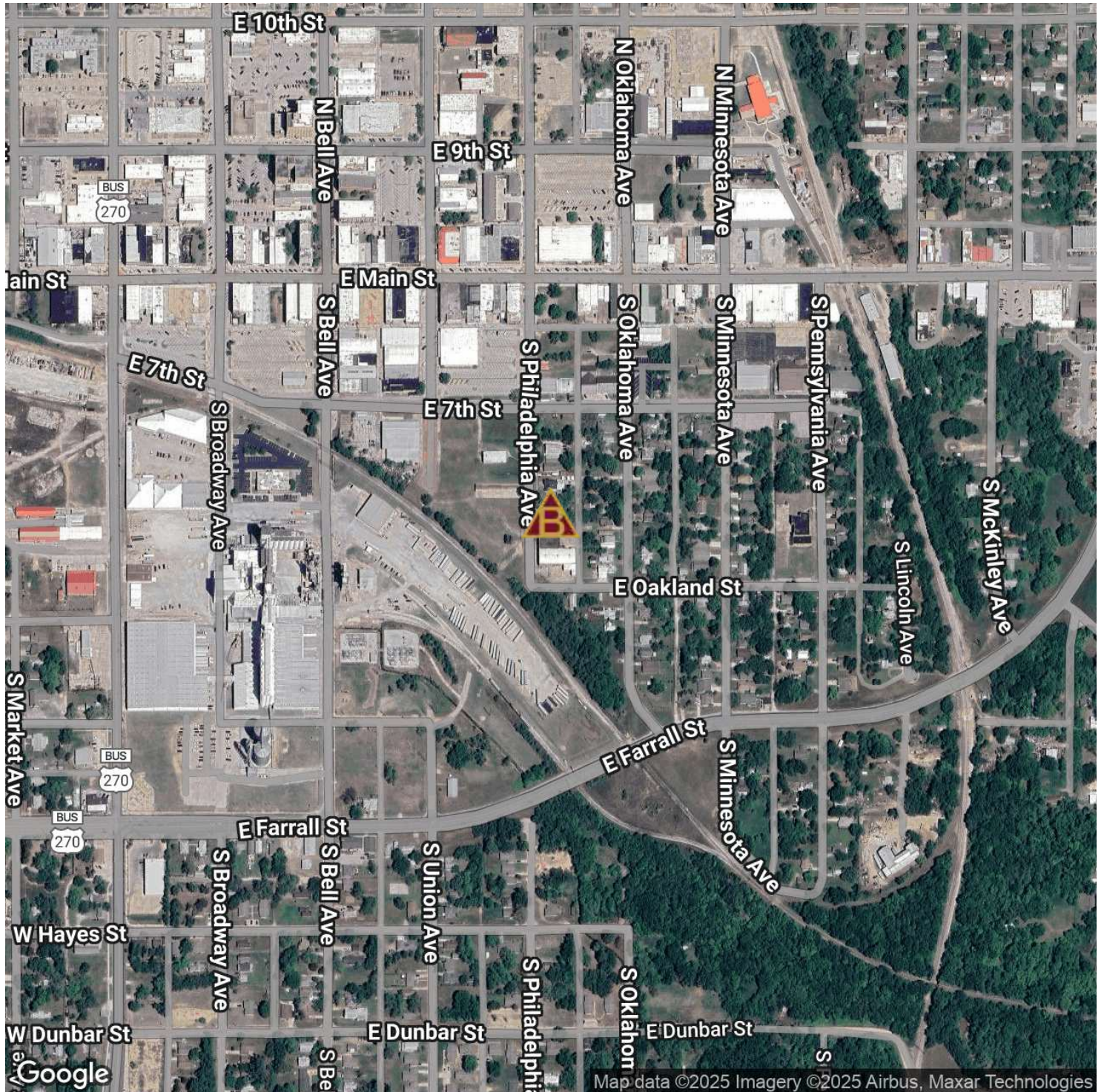
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