

FOR SALE



1217 SE 44th Street

Oklahoma City, Oklahoma 73129

Retail Property with 50% Occupancy

± 9,700 SF / \$775,000



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Property Description

This 9,700 SF retail property with two suites. One suite is occupied on a month-to-month lease at \$1,600/month, providing immediate rental income. The vacant suite features a large open showroom in the front and a spacious warehouse in the back with a double-door loading platform for easy access. The property offers a flexible layout suitable for retail or showroom types of uses. The seller is offering a \$100,000 credit at closing for roof replacement, allowing the buyer to address improvements as needed. Strong value-add opportunity for investors or owner-users seeking a functional space in a high-traffic location.



KW Commercial Elite
5629 N Classen Blvd, OKC, OK 73118
kwc-ok.com

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Building Size:	± 9,700 SF Retail
Zoning:	C-3
Suites:	2
Parking:	18 + Rear Paved Lot
Roof Credit:	\$100,000 at Closing
Sale Price:	\$775,000



