

FOR SALE



**6845 S Western Ave
Oklahoma City, OK 73139**

JohnsonCommercialGroup.com



Offering Summary

Sales Price: \$1,000,000

Price Per SF: \$53.25

Available SF: 18,780 SF

Lot Size: 2.128 Acres

Built In: 1974

Zoning: C-3

**Chris Johnson
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405.435.3572**

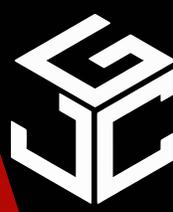
Property Overview

This versatile office/retail and warehouse property offers a balanced mix of functionality and visibility, featuring a 9,500 SF main building on 2.128 acres with four additional buildings totaling 420 SF, 600 SF, 4,260 SF, and 4,000 SF. The front area includes a retail showroom with five offices and a restroom, plus four additional offices and two restrooms upstairs. The main warehouse features 20' side walls, 22' clear height, skylights, three 16'x14' overhead doors, and a loading dock, while the rear warehouse provides 32.5' side walls, 35' clear height, and a 12'x14' overhead door with dock access. Additional highlights include three-phase power, ample natural light, and street signage, making this property an excellent option for businesses needing office, retail, and high-clear warehouse space in one location.



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REALTY**

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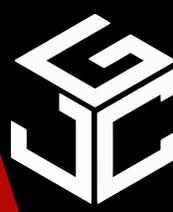


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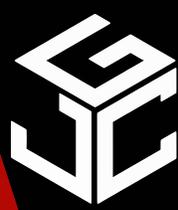


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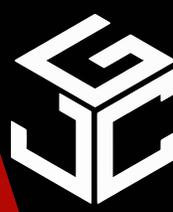


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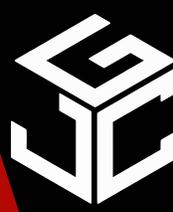


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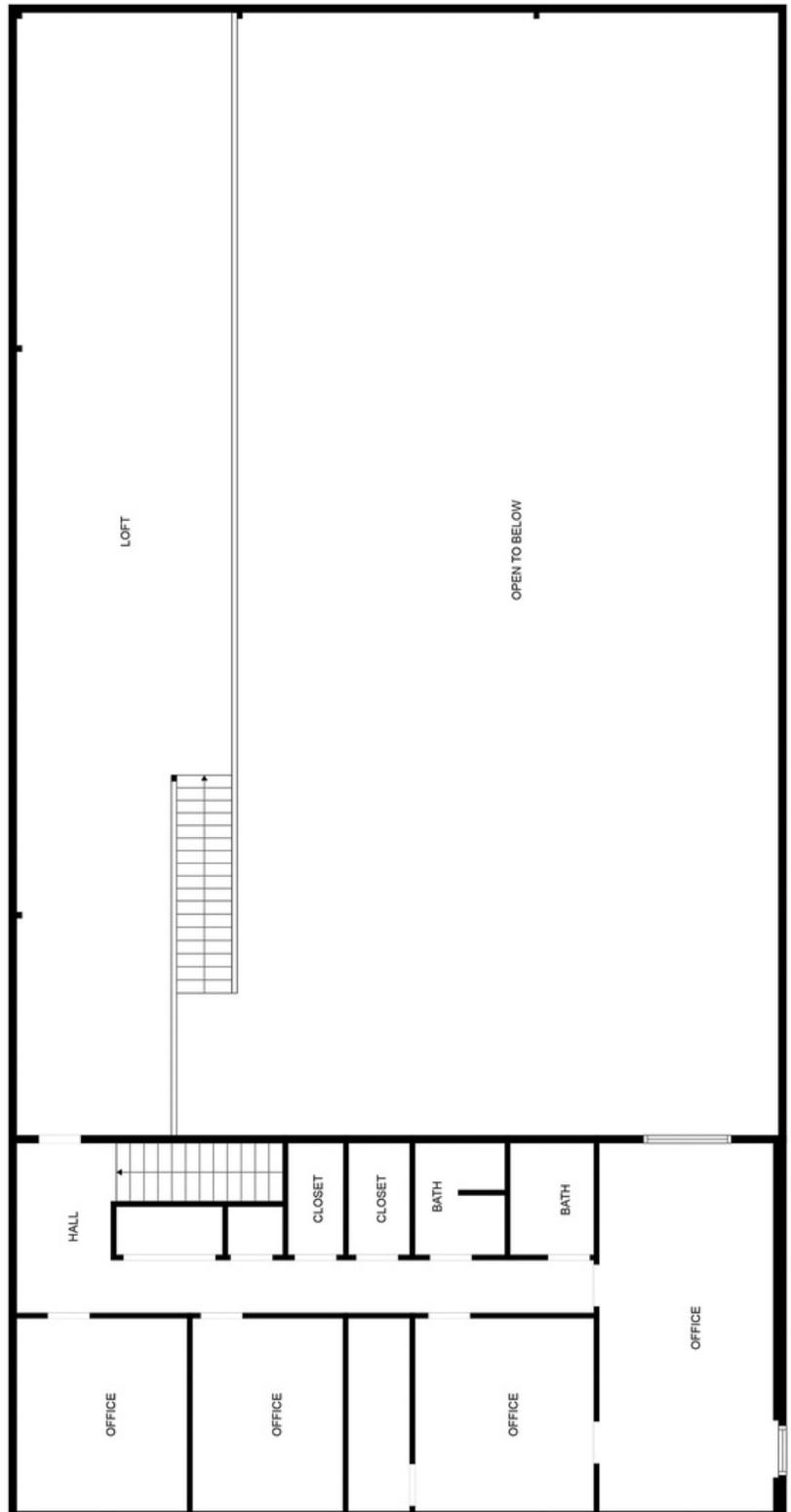
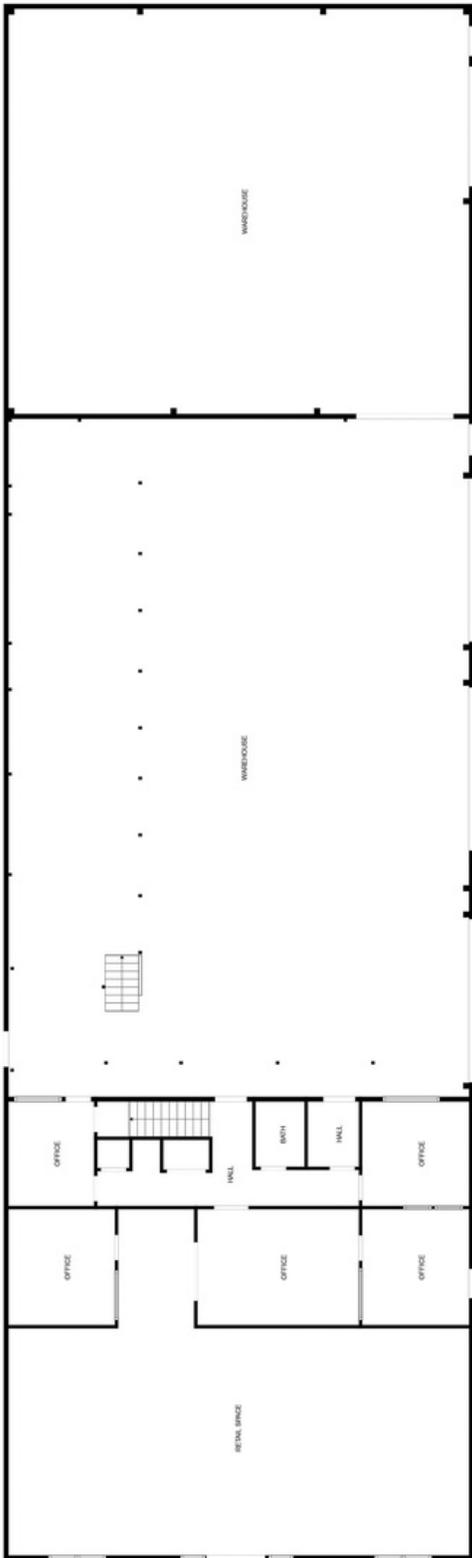
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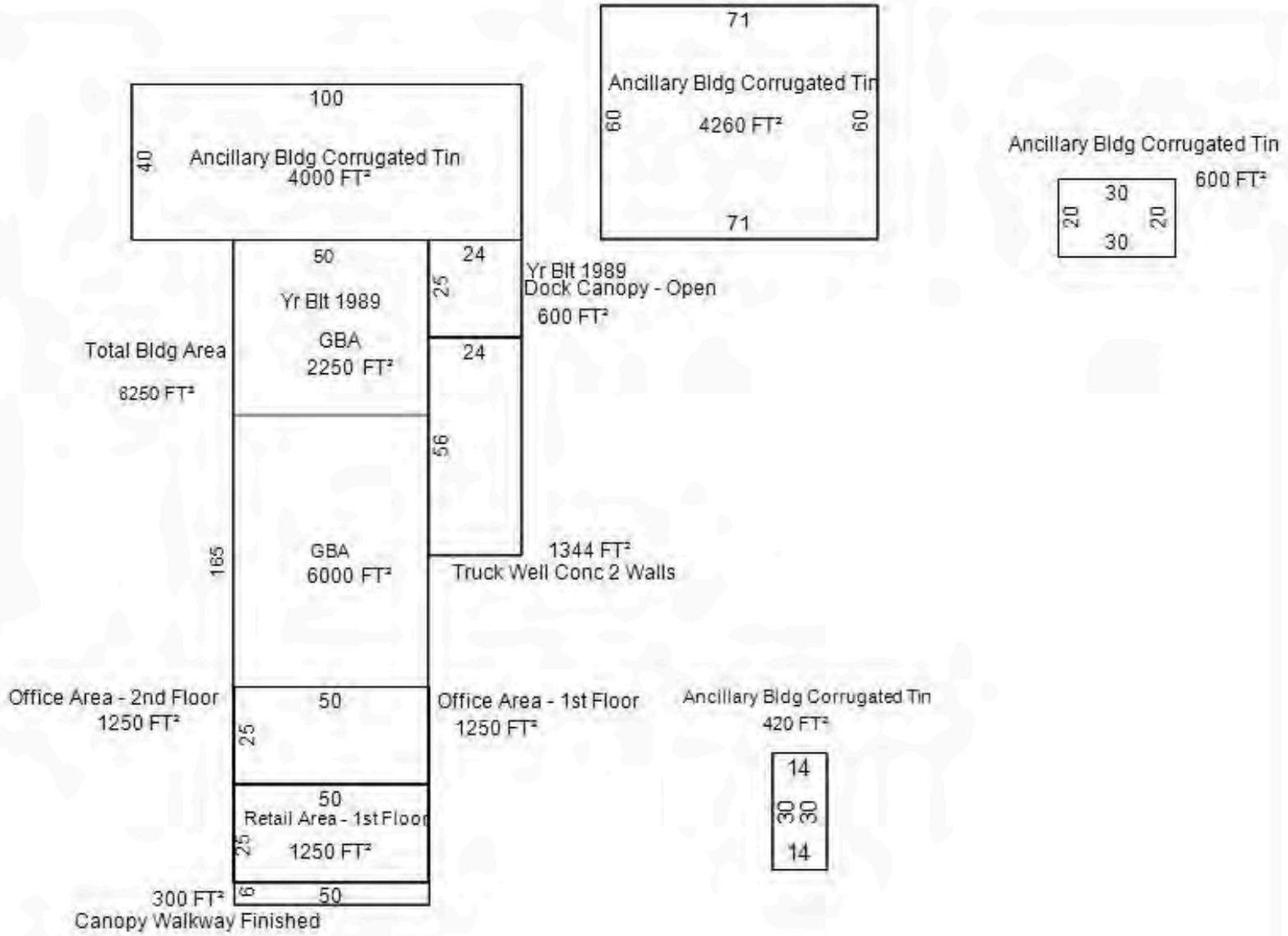


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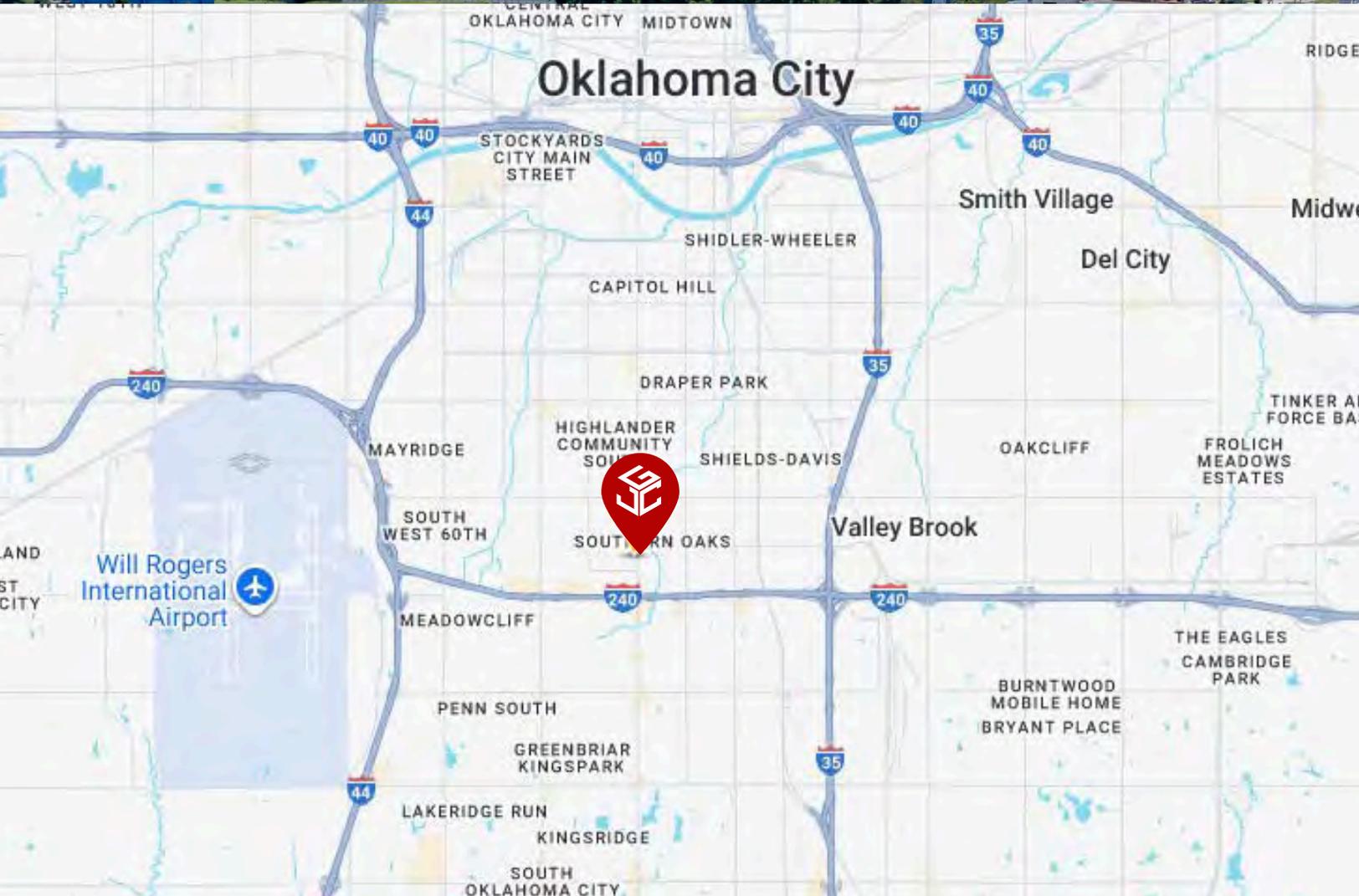


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