

FOR SALE

3 INDUSTRIAL
BUILDINGS WITH
LARGE YARD OR
DEVELOPMENT
LAND

4408 VFW DRIVE, DEL CITY, OK 73115



BANTA
Property Group

BANTA PROPERTY GROUP, LLC

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EXECUTIVE SUMMARY

3 INDUSTRIAL BUILDINGS WITH LARGE YARD OR DEVELOPMENT LAND

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OFFERING SUMMARY

Sale Price:	\$850,000
Total SF:	14,684 SF
3 Buildings:	4501/4408/4400
Lot Size:	7 Acres
Number of Units:	3
Price / SF:	\$57.89
Zoning:	HC - Highway Commercial - Del City

PROPERTY OVERVIEW

Three buildings on a large fenced lot right by I-40!

4400 SE 9th: 8,008sf cinder block building, needs a new roof and new systems
Built in 1960

4408 VFW Drive: 4,800sf metal building, grade level roll up door, raw space
needs new systems. Built in 2005

4501 VFW Drive: 1,876sf climate controlled metal building. Built in 2005

Offering full city utilities and a rare location adjoining Ray Trent Park, this property includes three contiguous parcels with predominantly paved land. The surrounding area features a blend of industrial and multifamily development, placing the site in a highly versatile mixed-use corridor in the heart of the Oklahoma City metro.

PROPERTY HIGHLIGHTS

- 14,684 SF across 3 buildings
- Zoned HC - Highway Commercial
- Located in Del City area
- Fenced Yard

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ADDITIONAL PHOTOS

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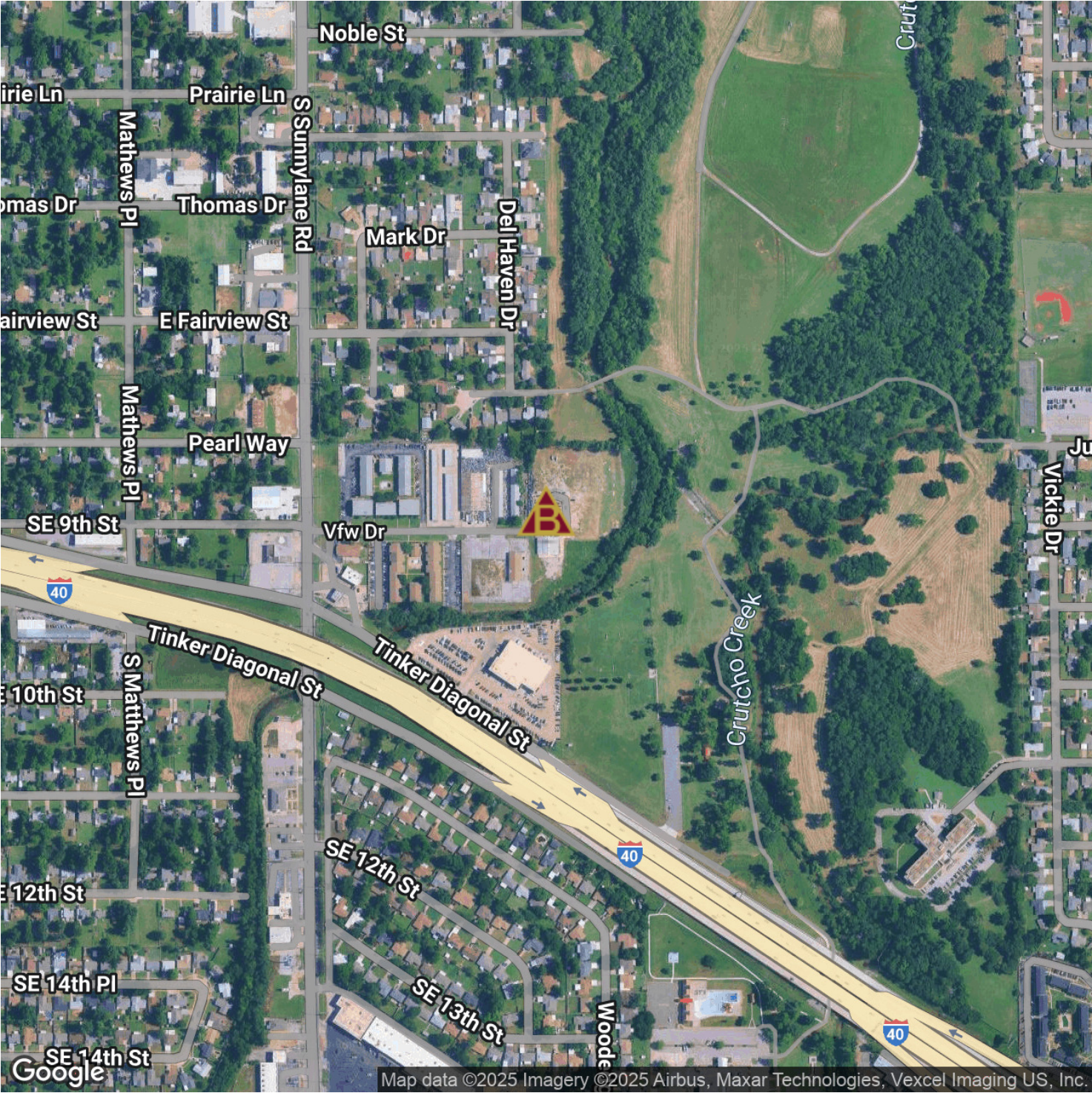
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LOCATION MAP

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RETAILER MAP

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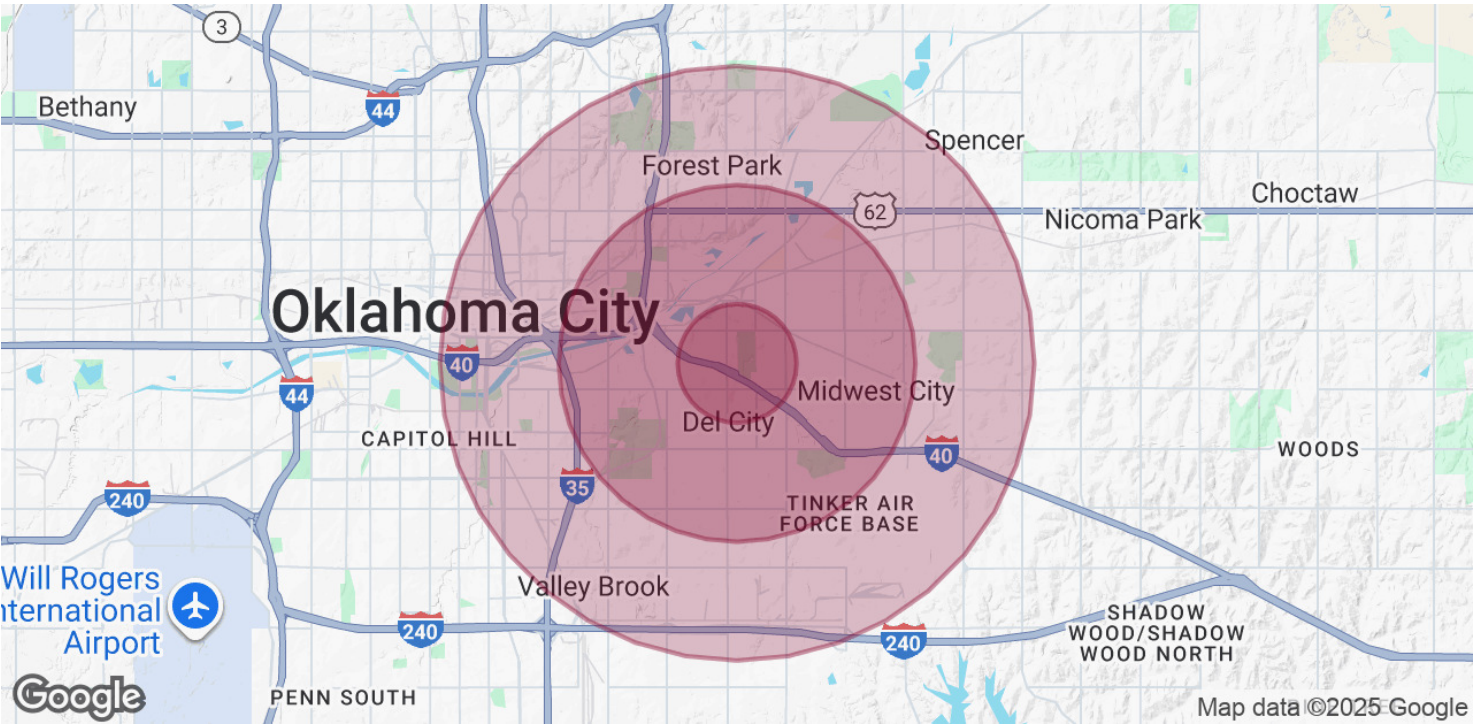
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,014	59,365	132,607
Average Age	40	38	38
Average Age (Male)	38	37	36
Average Age (Female)	42	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,316	24,373	53,967
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$56,772	\$61,318	\$63,027
Average House Value	\$128,238	\$149,980	\$179,957

Demographics data derived from AlphaMap