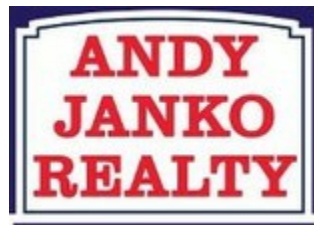




Heart of OKC New Storefront/Retail/Warehouse

4415 W Reno Ave, Oklahoma City, OK 73107



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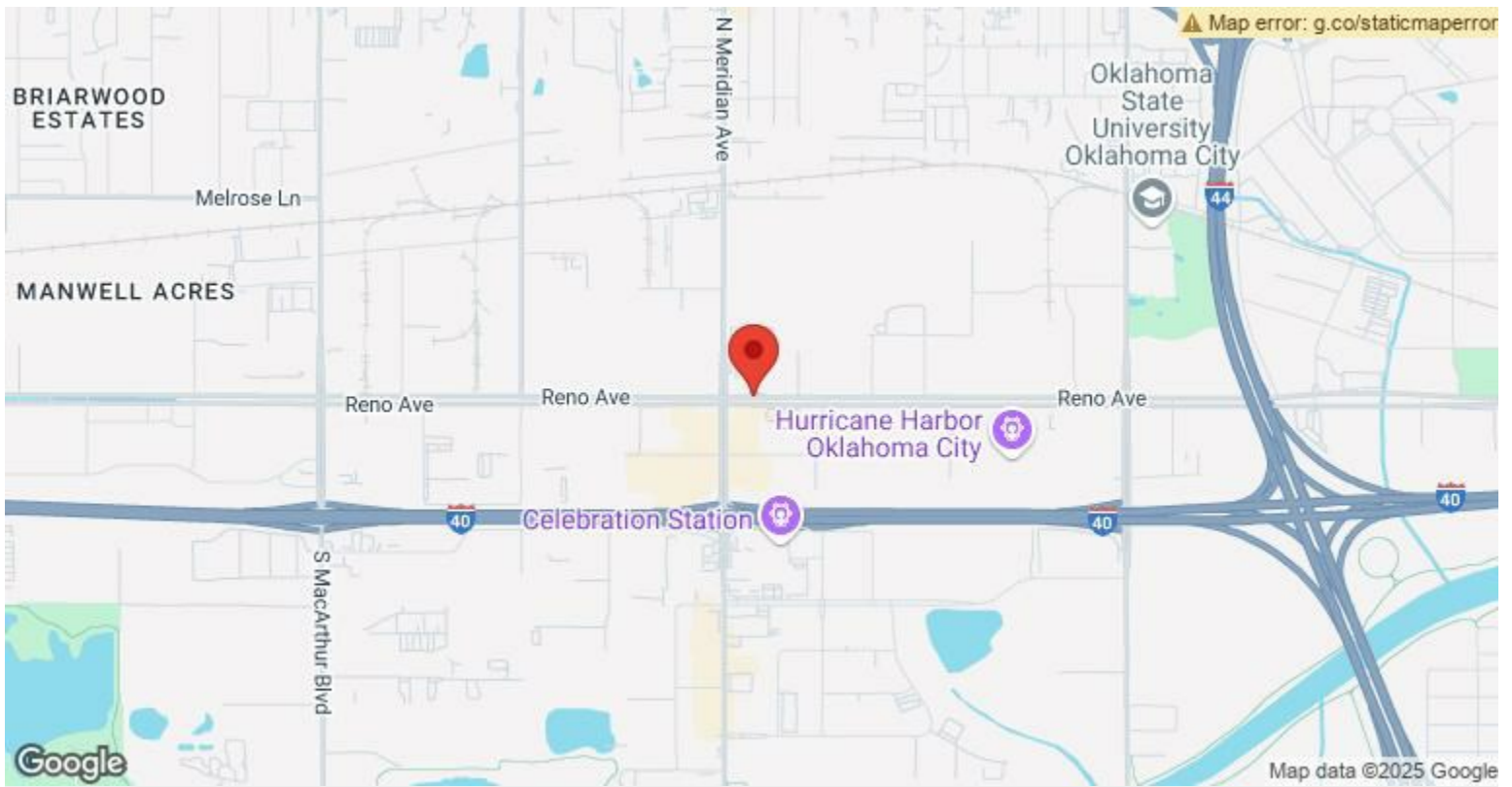
\$1,650,000

For Sale New Construction 8,080/SF Building (Building A in the attached Aerial photo) on .62 acres (±) in shell form with EIFS facade's on front and sides, partial climate control and new TPO roof ready for new owner to buildout interior to their specifications. Two 10' X 10' grade doors offer a warehousing space option to compliment a storefront retail / skilled trade buildout business model. Ample dedicated parking with 37 spaces or 4.6:1 parking ratio and a cross access agreement option with Mattress King for seamless traffic...

- New Construction 8,080/SF Building on .62 acres (±) in the heart of OKC
- Strong Traffic Counts with great visibility from close up frontage on Reno Avenue
- Lighted Pole Signage and ample 4.6:1 ratio parking with access to even more parking via cross access agreement with Mattress King
- Very attractive property with enhanced sprinklered landscaping and new concrete paving
- Shell condition Storefront ready for new owner to buildout interior to their specifications



Price:	\$1,650,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Office/Warehouse
Building Class:	A
Sale Type:	Owner User
Lot Size:	0.62 AC
Gross Building Area:	8,080 SF
Sale Conditions:	Building in Shell Condition
No. Stories:	1
Year Built:	2024
Parking Ratio:	4.58/1,000 SF
Zoning Description:	I-2
APN / Parcel ID:	147826170
Walk Score @:	36 (Car-Dependent)
Transit Score @:	38 (Some Transit)



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Property Photos



Property Photos



Property Photos



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