

# FOR SALE

2127 SE 44th St,

Oklahoma City, OK 73129



JohnsonCommercialGroup.com



## Offering Summary

**Sales Price: \$350,000**

**Total SF: 4,286**

**Office Building: 1,406 SF**

**Shop Size: 2,880 SF**

**Lot Size: 0.85 Acres +/-**

**Zoning: I-1 & R-1**

**Year Built: 1950/1985**

## Property Overview

This 0.85-acre +/- commercial property offers a versatile setup with a 2,880 SF shop and a separate 1,406 SF office building, ideal for contractors, service users, or owner-operators needing both workspace and administrative space. The shop features three 10'x8' overhead doors, 9' clear height, one office, and a restroom. The office building includes three private offices, restroom, kitchen, foyer, and storage area. The gated site also offers a large rear lot for parking, equipment storage, or additional yard use.

**Chris Johnson**  
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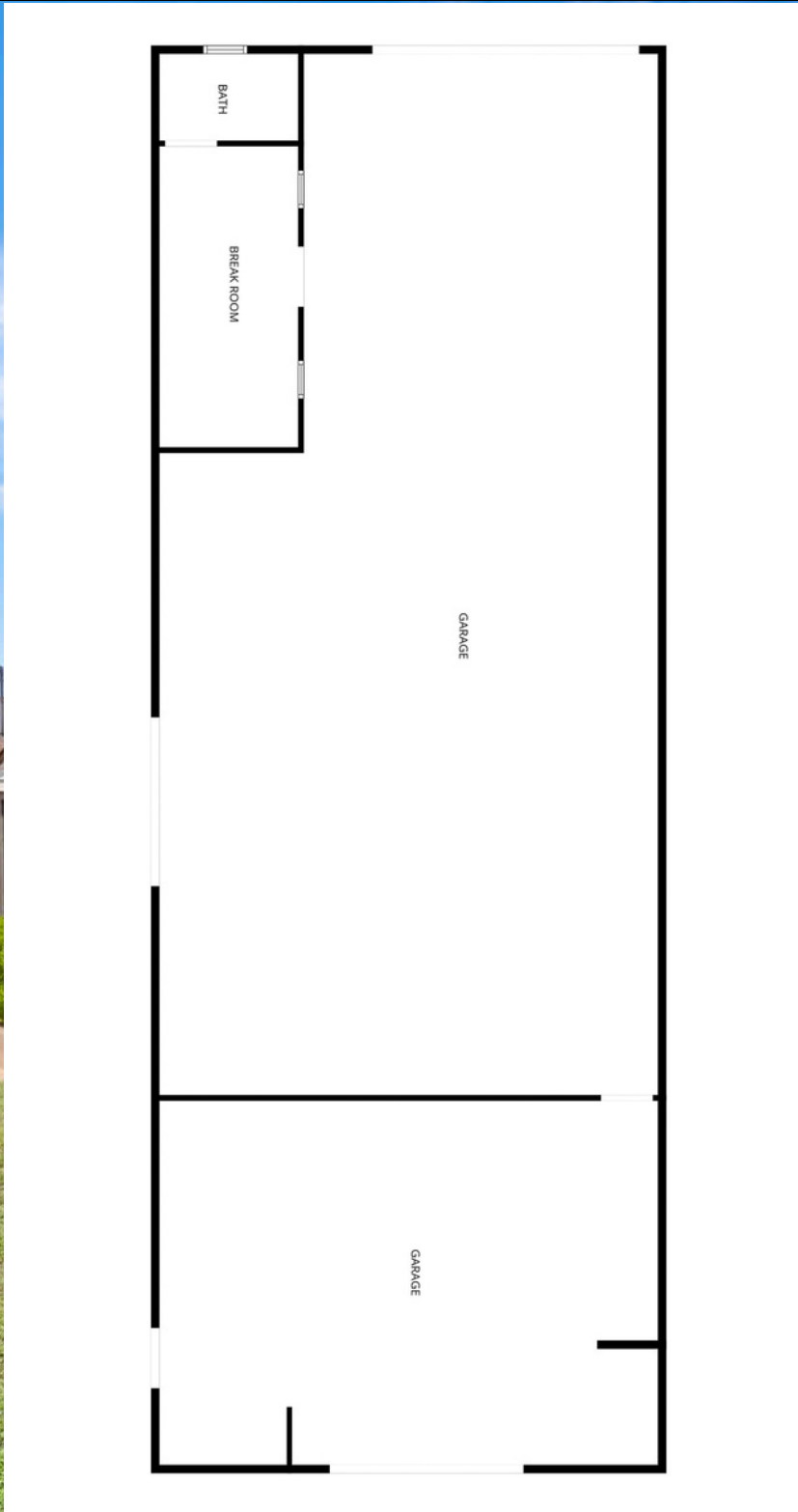
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I-1

R-1

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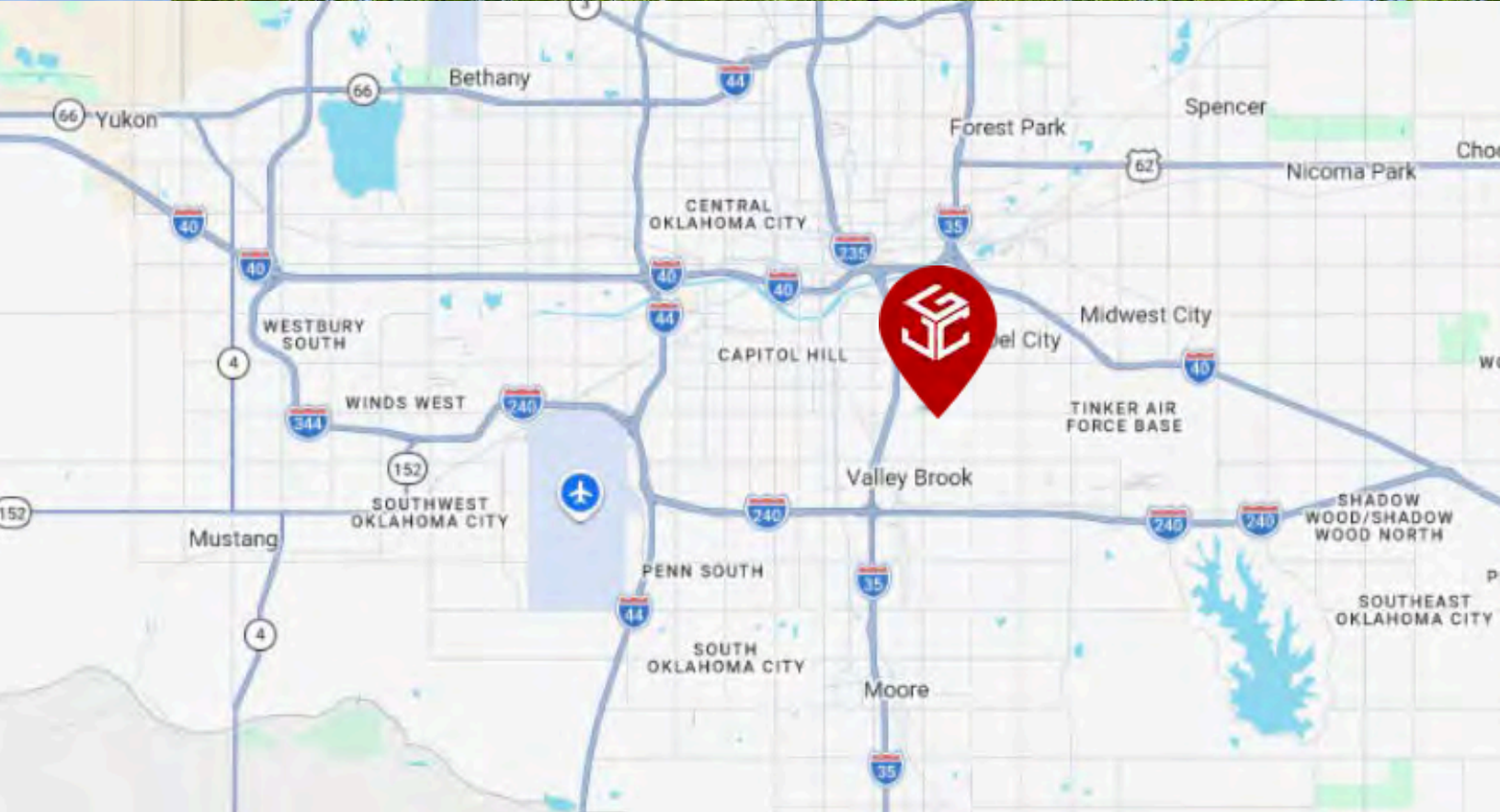
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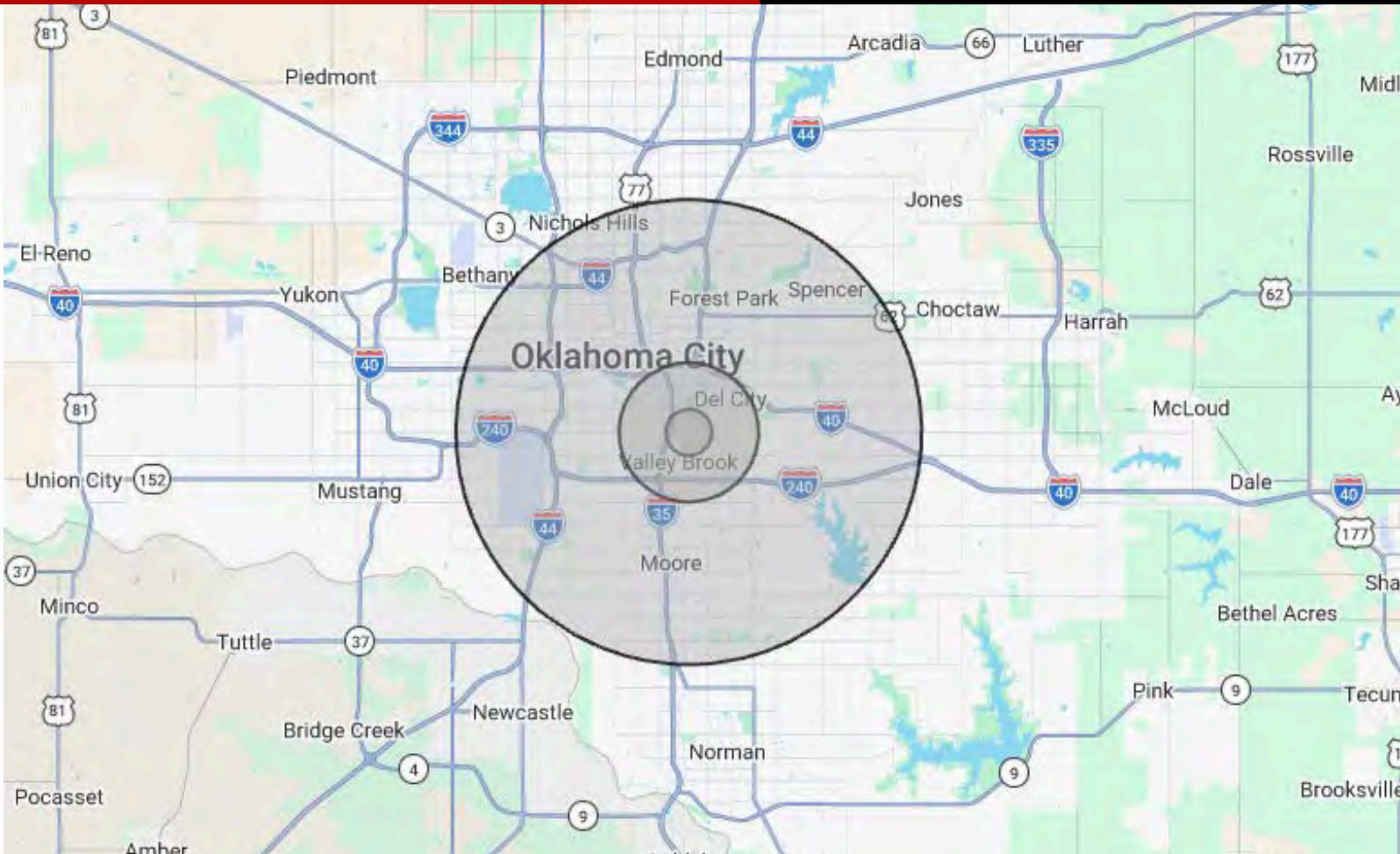
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### Demographics

### 1 MILE

### 3 MILE

### 10 MILE

	1 MILE	3 MILE	10 MILE
Population	6,058	64,624	527,705
Average Age	34	34	35
Employment	1,608	21,454	361,090
Households	2,069	23,591	209,054
Ave. Household Income	\$48,502	\$54,885	\$69,317
Median Household Value	\$73,866	\$84,345	\$153,280

### Traffic Count

### Average Daily Volume

14,742 Vehicles

Demographic data provided by CoStar

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