



# OFFICE BUILDING | FOR SALE OR LEASE

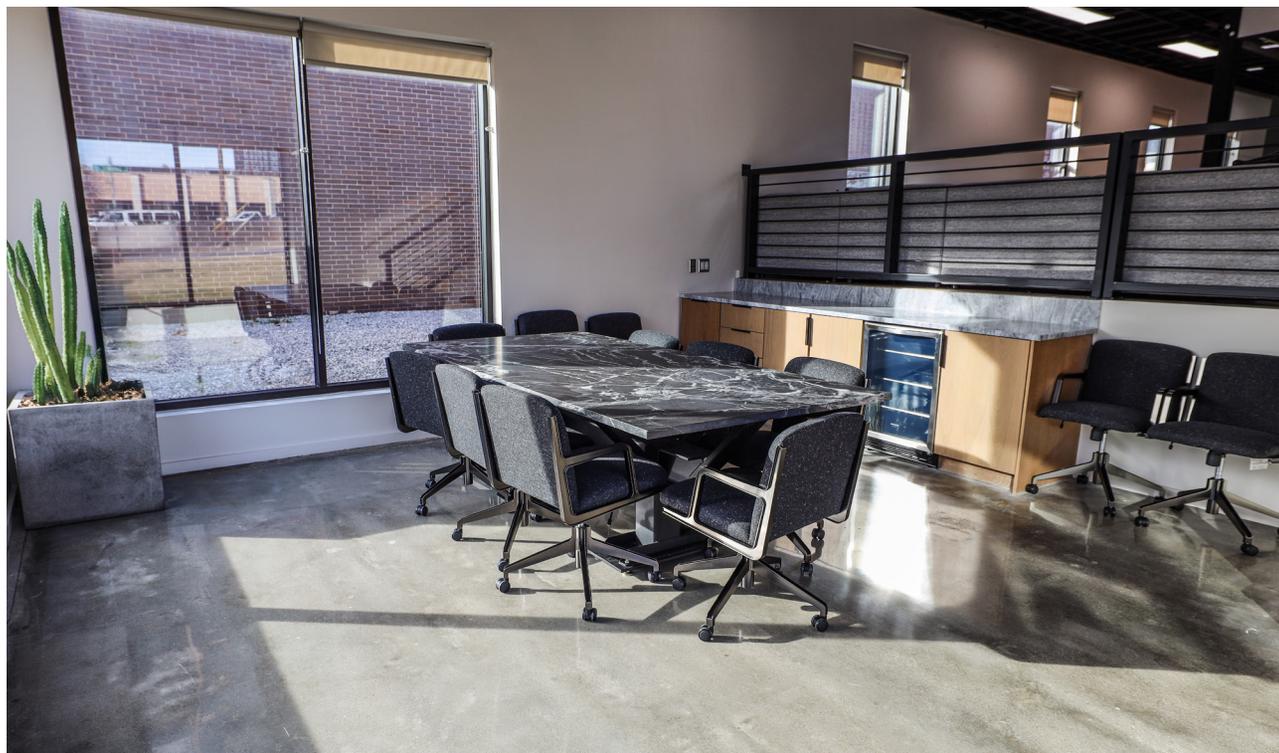
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## PROPERTY OVERVIEW

Located in the SOSA/Midtown area of Oklahoma City with convenient access to downtown, this fully remodeled two-story property is zoned DTD-1 for commercial use. Each floor includes a kitchenette, with optional separate entrances for flexibility. The upstairs is designed for loft-style living or office space, while the split-level downstairs can serve as office or retail space. The property also offers private gated parking with access to public street parking, making it a functional and versatile choice for commercial use in a prime location.

## DETAILS

<b>Building Price</b>	\$1,100,000
<b>Building Price</b>	\$23 / SF NNN
<b>Building Size</b>	2,696 SF
<b>Year Built / Renovated</b>	1909 / 2023
<b>Market</b>	Oklahoma City

## HIGHLIGHTS

- Located just minutes from major city attractions
- Fully remodeled to meet modern standards
- Front and rear parking for clients and employees