



531 NW 23rd is a vacant commercial property located in the heart of the vibrant Uptown 23rd District. This corridor offers a wide range of amenities from food and beverage, fine dining, nightlife, offices, and more, through a strong mix of national and local operators. The property consists of 4,879 rentable SF on a 5,512 SF lot that has been completely gutted and is ready for the next owner to renovate or redevelop as an owner-user or investment property. The property has exclusive frontage along NW 23rd and is located in the heart of the \$9.3 million Streetscape Project that will provide additional pedestrian walkways, patio seating, and more.

Retail / Redevelopment

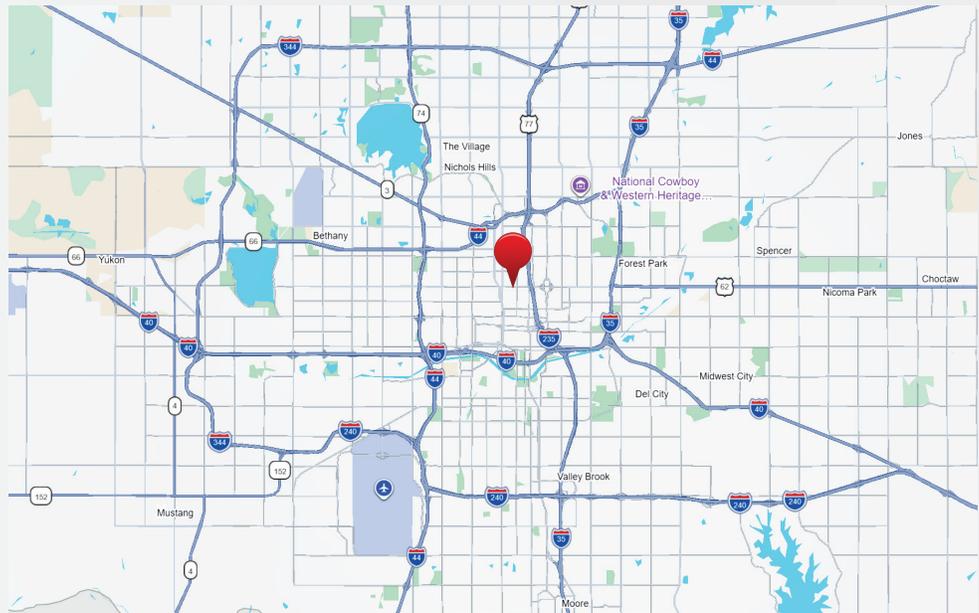
Type of Property

4,879 SF

Building Size

Contact Broker

Sale Price



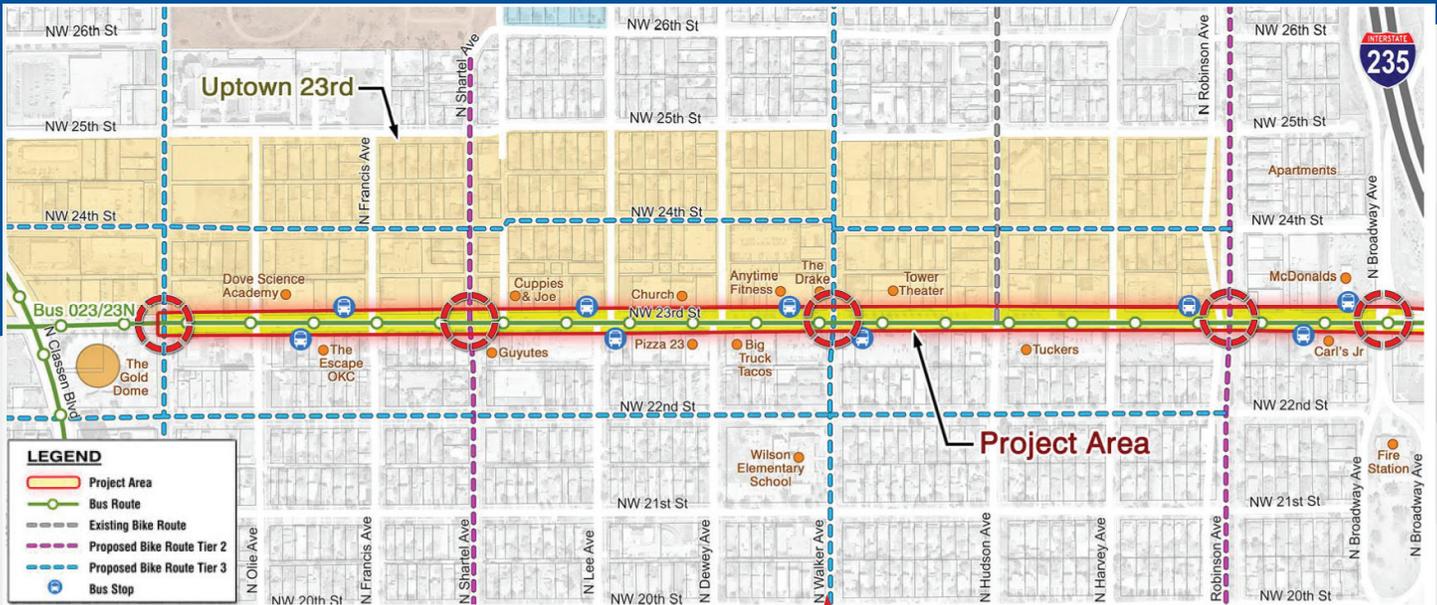
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WIGGIN
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Streetscape



★ Subject Property

Broker Highlights

- › Corner lot with 45' of frontage on 23rd Street
- › Located in the heart of NW 23rd's \$9.3MM Streetscape Project
- › Completely gutted ready for immediate renovation or redevelopment
- › Will benefit from OKC GO Bond's \$4.3MM investment for resurfacing
- › Located within Uptown 23rd Business Improvement District

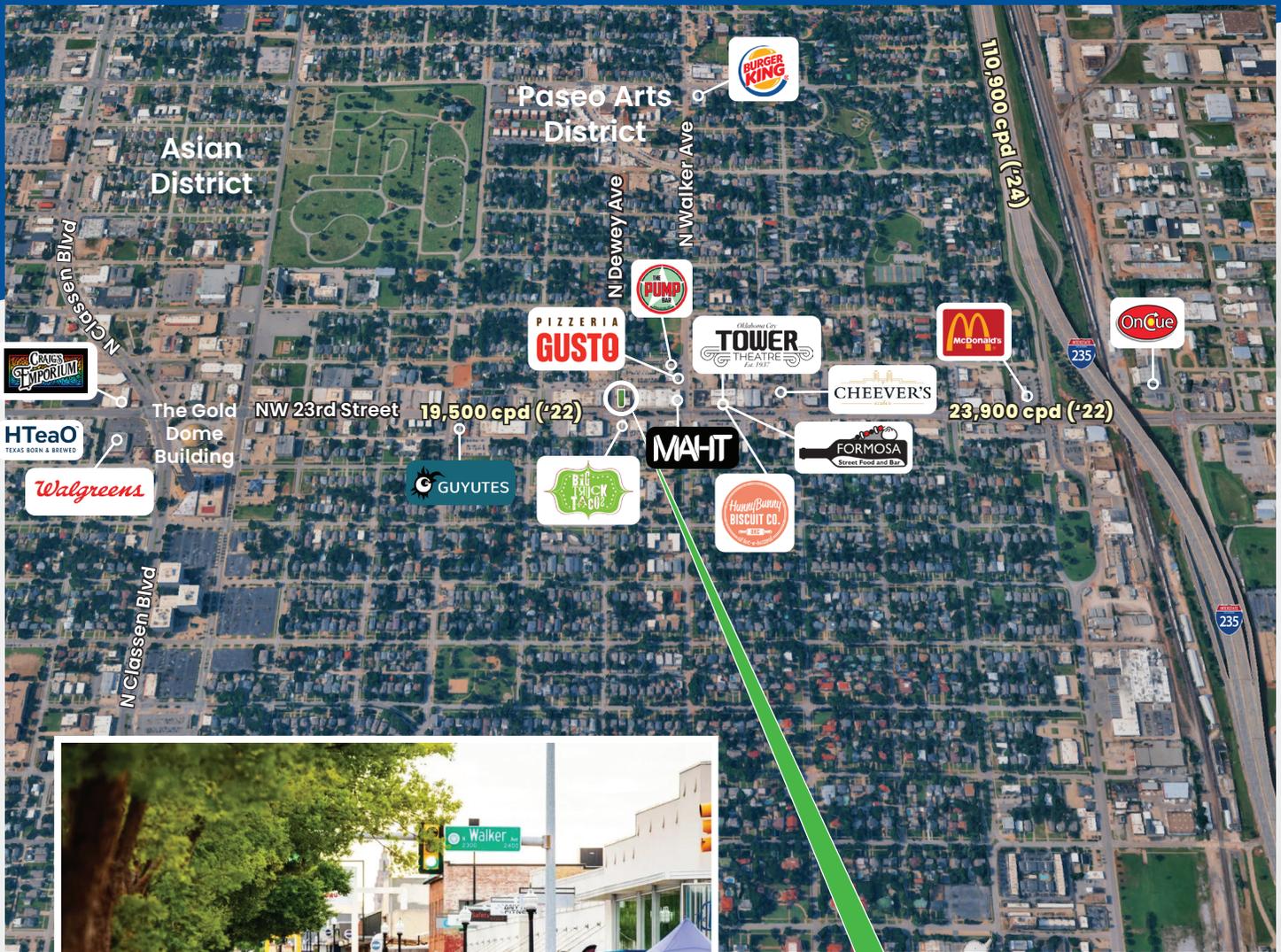


23rd St Streetscape - Rendering



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Aerial



23rd St - Business Improvement District
Photo - by Nathan Poppe

