

FOR SALE

406 NW 6TH STREET

Oklahoma City, OK 73102



Chris Castro
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405.317.0627
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PIVOT

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PROPERTY DESCRIPTION

Discover the perfect investment opportunity in the heart of the thriving Oklahoma City Metro area. This prime property, strategically zoned DBD, offers endless potential for versatile commercial development, including mixed-use configurations within a single building. Boasting an excellent location, this property is poised for lucrative redevelopment, making it an ideal prospect for forward-thinking investors seeking to capitalize on the dynamic business landscape of the central city. Don't miss out on the chance to shape the future of this strategic location and elevate your investment portfolio with this exceptional property.

PROPERTY HIGHLIGHTS

- Zoned DBD for versatile business activities
- Ideal for mixed-use configurations within a single building
- Prime opportunity for strategic redevelopment
- Excellent location in the heart of Oklahoma City

OFFERING SUMMARY

Sale Price:	\$185,000
Lot Size:	3,485 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	444	1,353	4,505
Total Population	814	2,514	9,622
Average HH Income	\$56,021	\$68,019	\$74,132

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Looking North



Alley Entrance



Mid-lot



South to North



Alley to Hudson

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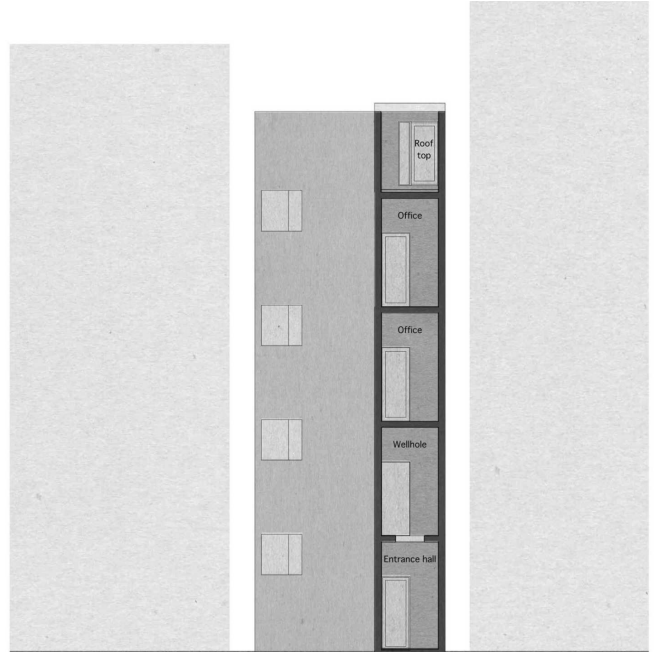
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INSPIRATION | Narrow Live/Work Space



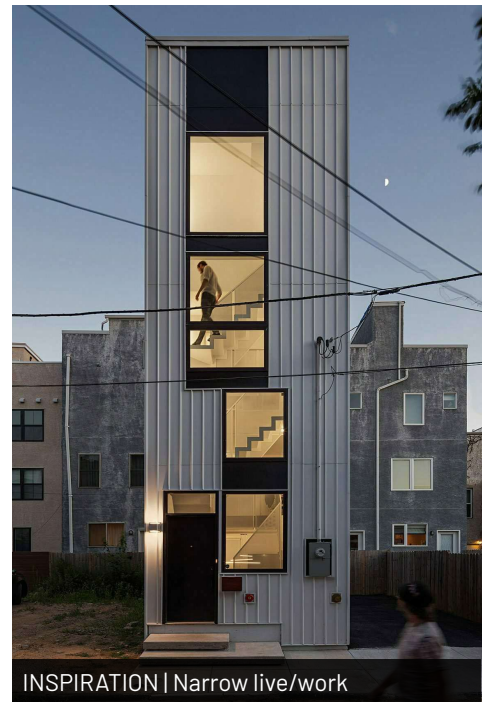
INSPIRATION | Design Idea



INSPIRATION | Narrow Building Interior



INSPIRATION | Narrow House



INSPIRATION | Narrow live/work

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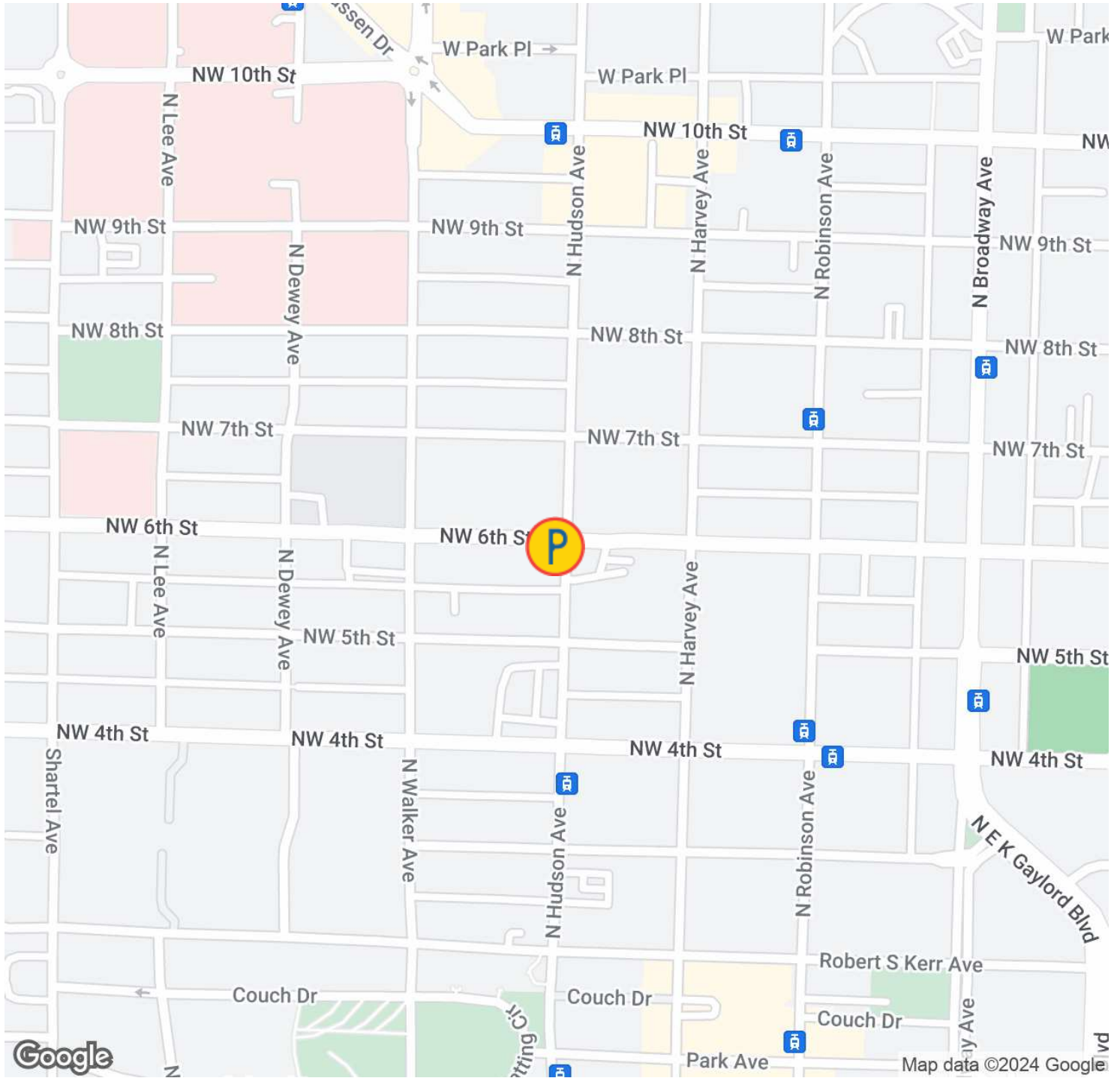
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	814	2,514	9,622
Average Age	36.6	35.7	32.9
Average Age (Male)	37.3	38.0	33.3
Average Age (Female)	32.6	34.1	32.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	444	1,353	4,505
# of Persons per HH	1.8	1.9	2.1
Average HH Income	\$56,021	\$68,019	\$74,132
Average House Value	\$45,031	\$63,408	\$167,530

2020 American Community Survey (ACS)

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