

REDUCED Sales Price: \$375,000
Lease Price: \$1,500/Month NNN
NNN Charges: \$2.72/SF



1245 N.W. 2nd Street
Oklahoma City, Oklahoma 73106

PROPERTY HIGHLIGHTS

- Original Fire Station #4 City of Oklahoma City
- Concrete Block and Masonry Construction
- 2 Open Garage Bays
- Perfect Conversion to Apartments, Office, Residential or Retail
- Fenced Lot – 50' x 140'

LOCATION HIGHLIGHTS

- 2 Blocks North of W. Main Street
- 3 Blocks West of N. Western Avenue



TOTAL SF	2,928 SF on 0.16 Acres MOL
BUILT	1955
ZONED	R-3

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EXECUTIVE SUMMARY

We are offering for sale the property located 1245 N.W. 2nd Street that was originally built as Fire Station # 4 by the City of Oklahoma City. The City of Oklahoma City purchased two lots at 1245 N.W. 2nd Street in 1910 with bond money. In 1957, Oklahoma City Fire Department Fire Station 4 was built on these lots. The building was renovated for Public Education in 1980 and again in 2004 for EMS Warehouse.

The property has been vacant for the past few years, but it is clean and ready for a new development idea, rather it be for residential, Air BNB, multi family, or an owners retail or professional business.

The property is currently developed with a 2,928 square foot concrete block office/warehouse space on a 50' x 140' lot. The property is currently zoned R-3, multifamily, which offers more density than a duplex.

The attached "Artists Rendering" is but one idea to develop this well located property in an area of brisk development to repurpose land and structures as this is in the path of continued development as the Downtown District continues to expand to the west. This property is vacant and easy to show.



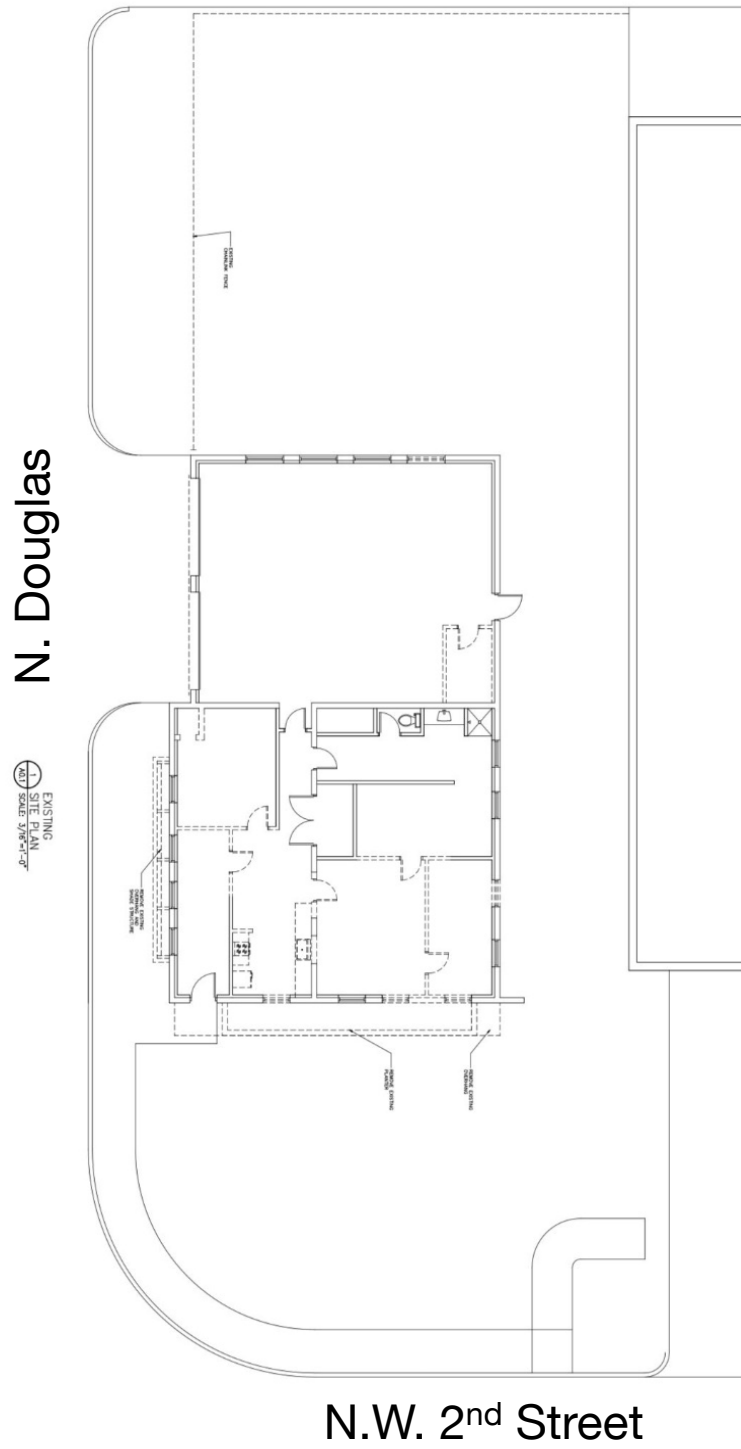
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SITE PLAN

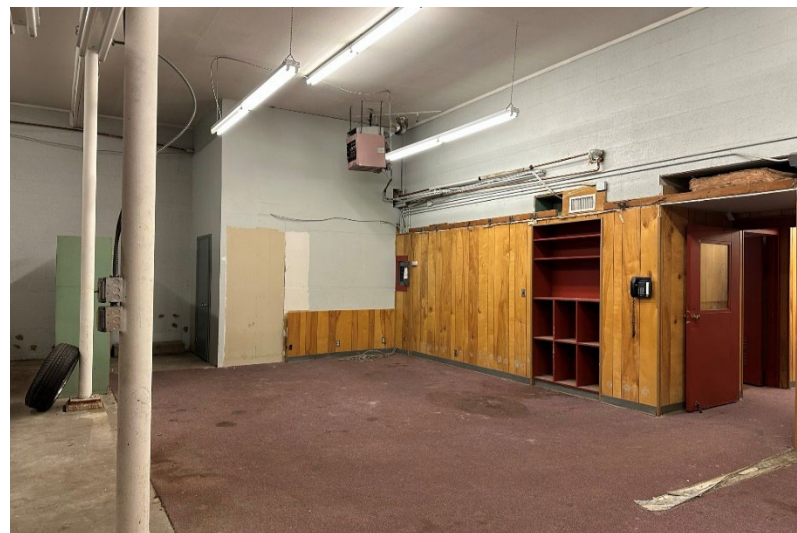
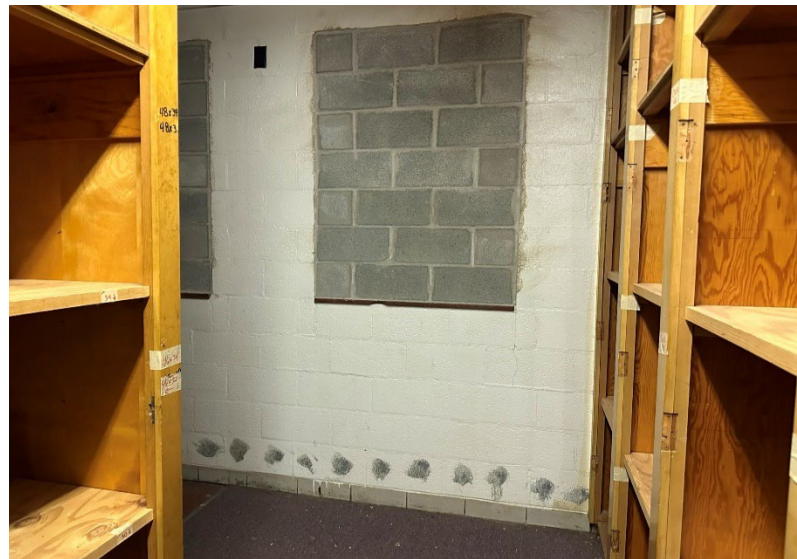


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Population	1 Mile: 10,970	3 Miles: 96,127	5 Miles: 235,659
Average Household Income	1 Mile: \$88,050	3 Miles: \$69,010	5 Miles: \$61,426
Total Households	1 Mile: 3,452	3 Miles: 37,322	5 Miles: 93,342

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