



FOR SALE | \$699,000

LEASE OPTION: \$4,000/MO

1501 SE 44TH STREET, OKLAHOMA CITY, OK 73129



PROPERTY OVERVIEW

NOW PRICED AT \$699,000: Situated on 1.07 acres, this high-visibility property has served as a car lot since the owner acquired it 1995 but offers endless possibilities for various commercial uses. Fully fenced and a blacktop surface, the lot spans 160' (east-west) by 280' (north-south). A lighted pole sign provides excellent exposure from I-35, and the I-2 zoning allows for multiple business opportunities. Features include a 560 SF office, a lean-to for vehicle detailing or additional storage, and three separate water access points.

Convenient access with entrances on Prospect Ave and 44th St. enhances usability.

POTENTIAL USES



Towing or Impound Lot



Auto Repair Shop



Truck Parking



Fleet Storage



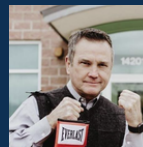
Equipment Rental/Sales



ROBIN O'GRADY

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SEAN O'GRADY

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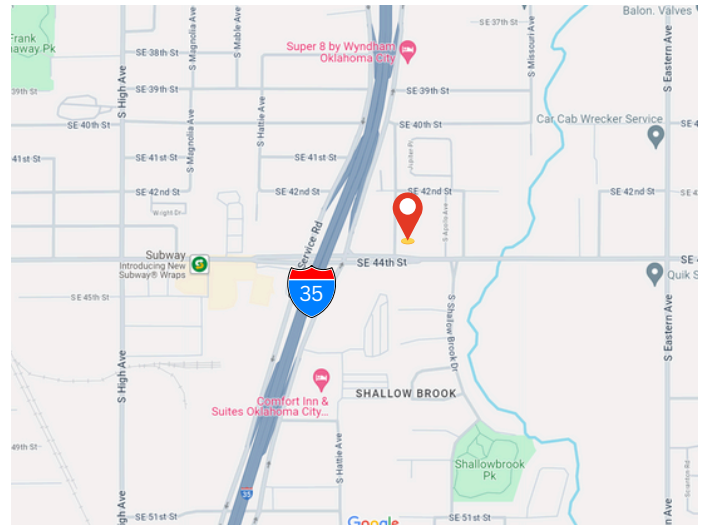


HIGH-VISIBILITY COMMERCIAL LOT WITH OFFICE

INVESTOR HIGHLIGHTS

- 1.1 Acre Lot Size
- 560 SQFT Modern Office Building
- Hard cornered lot: 160' (East West) & 280' (North South)
- Entrances on both 44th St. & Prospect Ave. in Oklahoma City
- Great proximity to I-35
- Lighted sign seen from I-35
- Easy in and out access from property
- Black Top Paved
- Water available in three separate areas
- Convenient "Lean-To" on North side of the building

1.1 ACRES | 560 SQFT | ZONED: I-2



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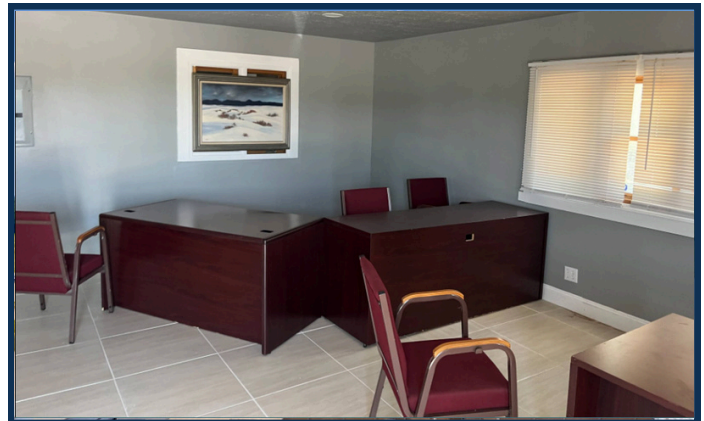
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