



8709 N WESTERN AVE LAHOMA CITY, OKLAHOMA CITY, OK 73114

\$799,000

Renovated High-Visibility Building | Britton Heights



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Listing Added: 06/29/2026

Listing Updated: Today



Details			
Asking Price	\$799,000	Property Type	Mixed Use
Investment Type	Owner/User	Class	B
Square Footage	3,278	Units	1
Year Built	1930	Years Renovated	2022,2023
Stories	1	Zoning	Commercial
Lot Size (SqFt)	5,801	Parking (spaces)	25
APN	R130727065	Ground Lease	No

Marketing Description

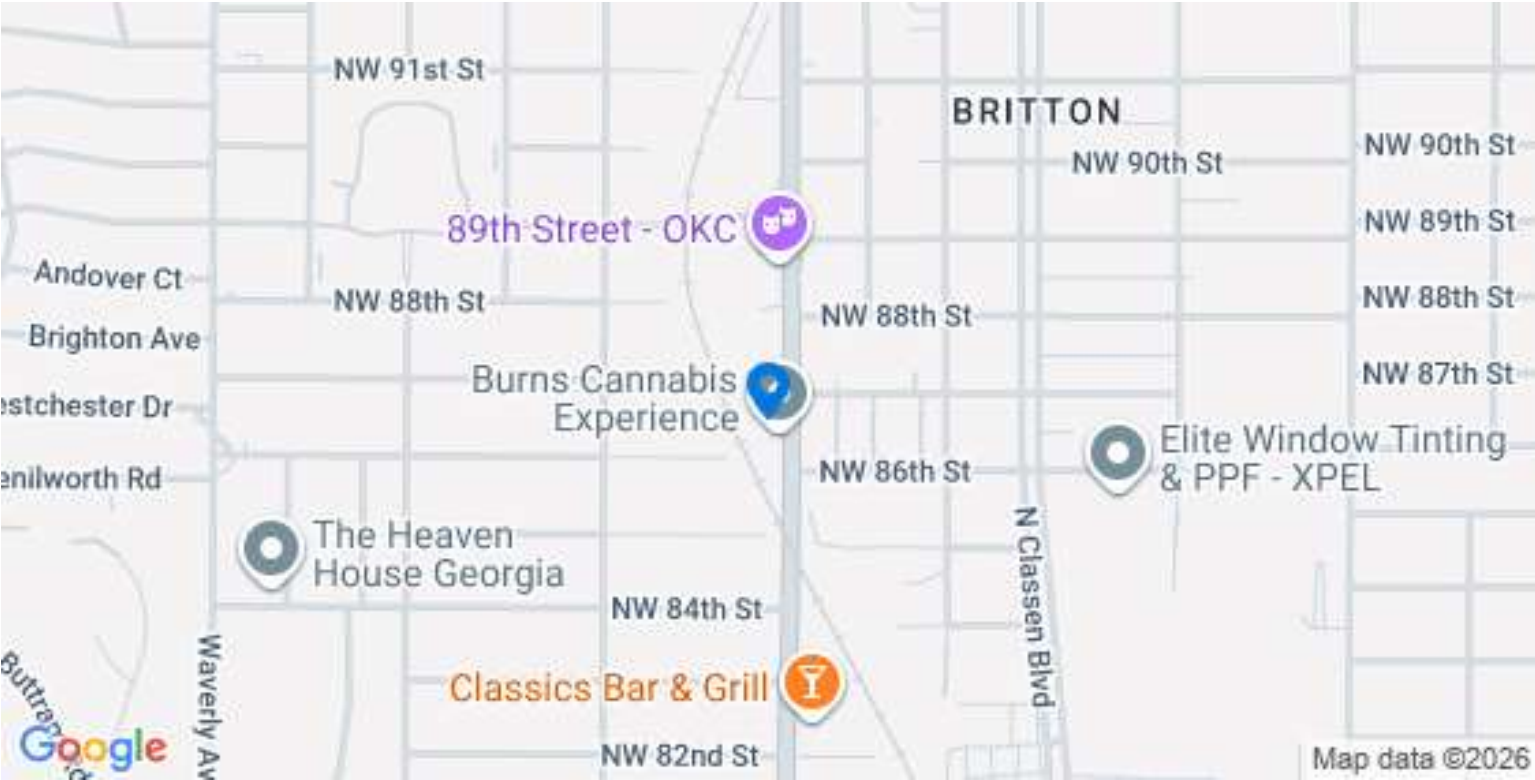
Move-in-ready opportunity in the heart of the Britton District. This fully remodeled (2022–2023) 3,278 SF freestanding building sits on a high-visibility stretch of N Western Ave, one of OKC's fastest-revitalizing corridors. Two glass overhead doors open the interior to natural light and indoor-outdoor flow — ideal for a showroom, studio, café, taproom, boutique fitness, medical, office, or creative retail concept. Two restrooms, approximately 25 parking spaces (9.7 per 1,000 SF — rare for the corridor), and flexible commercial zoning accommodate a wide range of uses. Currently vacant and easy to show: occupy immediately, or buy and place your tenant. You will love this building.



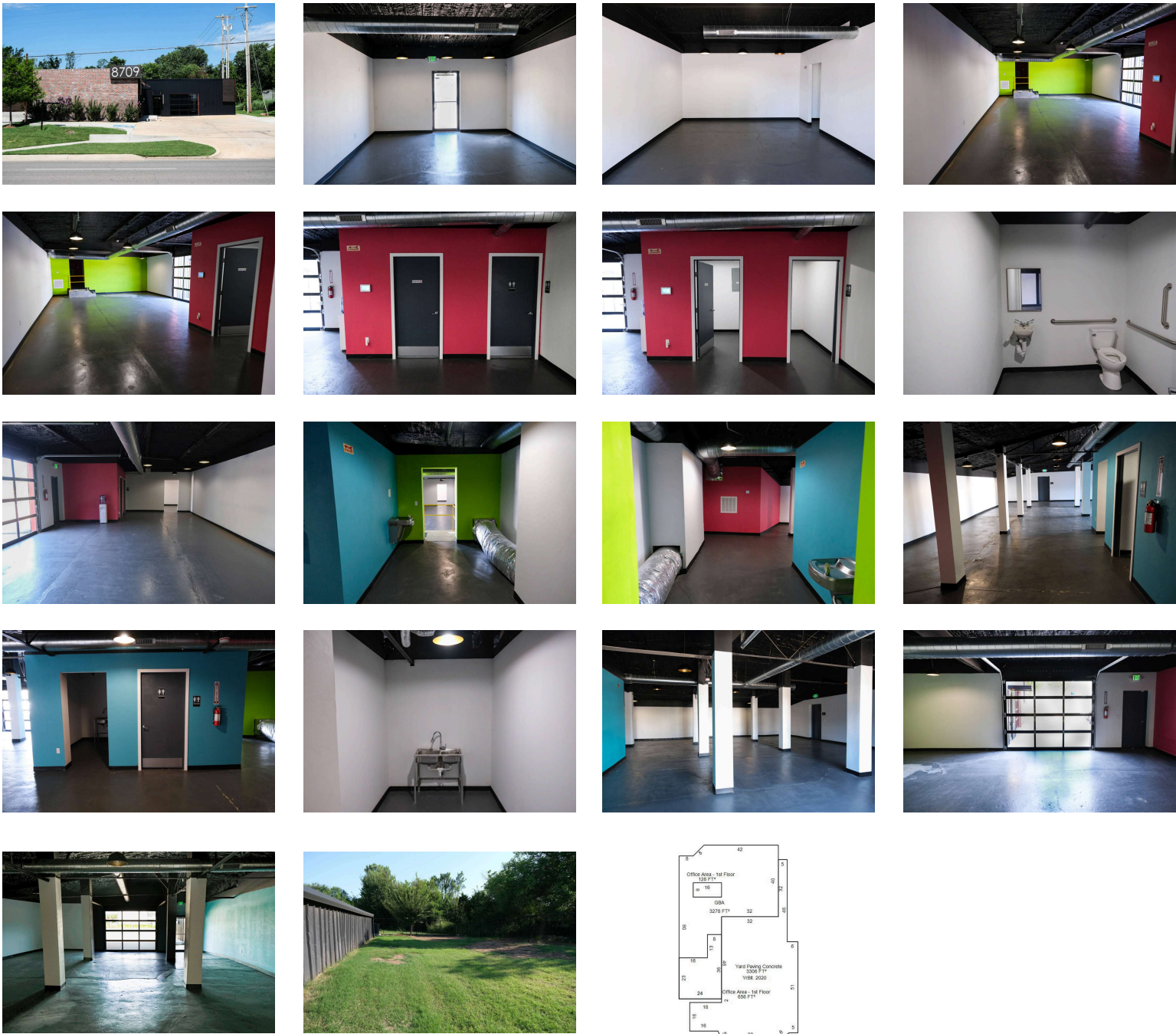
Investment Highlights

Offered at \$799,000 (\$244/SF), 8709 N Western Ave is a turnkey, fully renovated single-tenant asset in the Britton District, a corridor benefiting from sustained reinvestment and new neighborhood retail demand. The 2022–2023 remodel minimizes near-term capital expense, and the property delivers immediate flexibility: owner/users can occupy at closing (SBA-eligible at 51%+ occupancy), while investors can lease up at market rates on the corridor and capture upside as Britton continues to appreciate. Vacant at closing — no lease encumbrances, full control of tenancy from day one.

Location (1 Location)



Property Photos (19 photos)



Demographic Insights