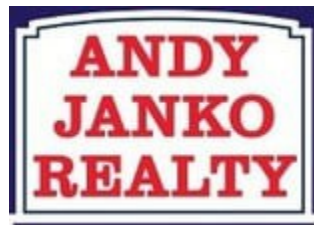




## Heart of OKC New Storefront/Retail/Warehouse

4415 W Reno Ave, Oklahoma City, OK 73107



**Dave Shannon**

Andy Janko Realty  
224 N Broadway St, Moore, OK 73160  
[dshannon53@gmail.com](mailto:dshannon53@gmail.com)  
Office (405) 790-0404 Cell 405.620.6720



# Heart of OKC New Storefront/Retail/Warehouse

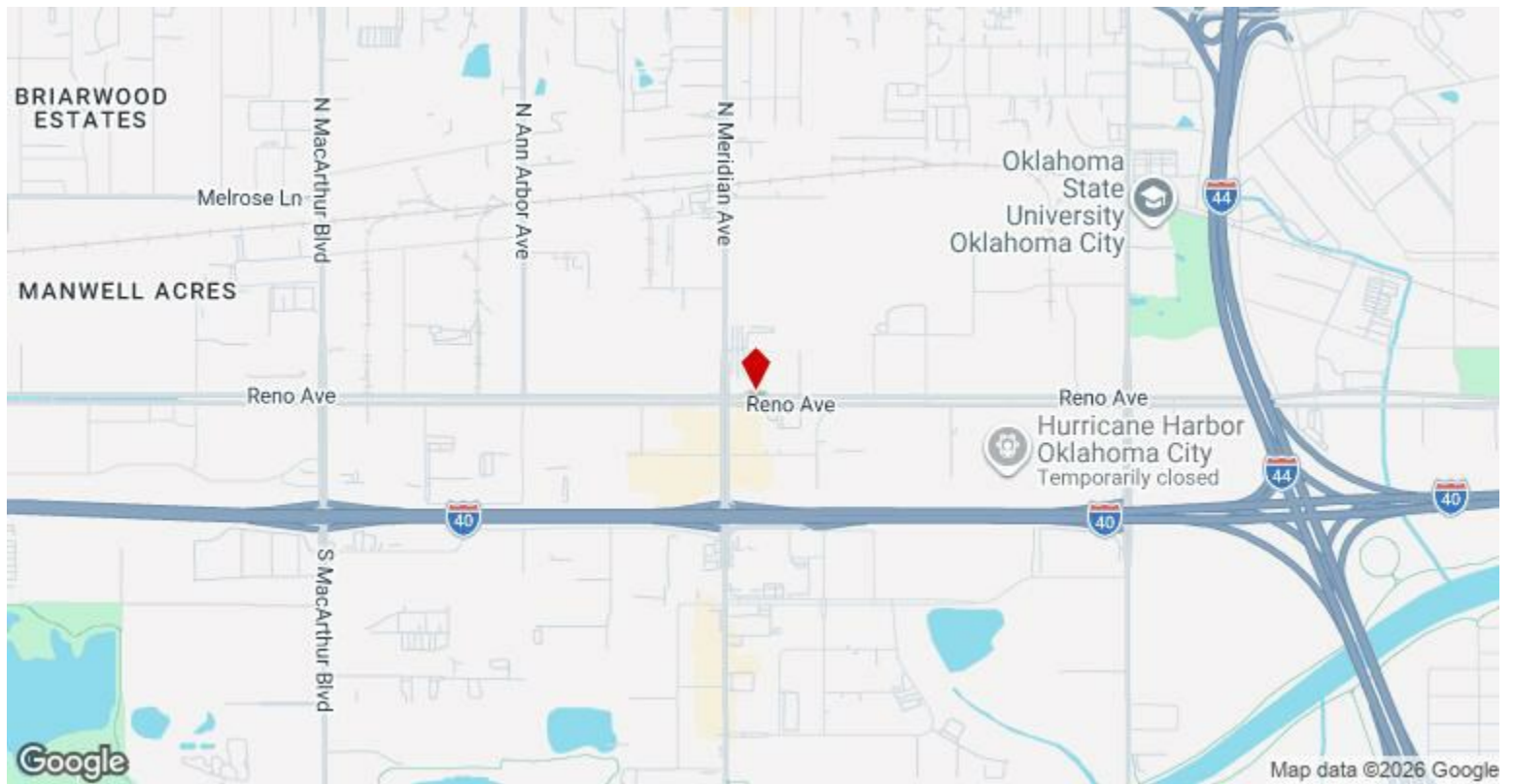
~~\$1,390,000~~ New Price \$1,279,000

\*BRAND NEW PRICING\* on this newly constructed 8,080/SF Building on .62 acres (±) (addressed as 4415 W Reno Ave) in gray shell form ready for a buyer's interior design build out to their specifications. EIFS facade's on front and sides, TPO roof and partial climate control in place. Two 10' X 10' grade doors offer a warehousing space option to compliment a storefront retail, durable medical equipment supplier, construction supply, industrial supply, equipment retail, paint store, automotive parts store, fastener supply, tool supply etc. buildout...

- New 2024 Construction 8,080/SF Building on .62 acres (±) in the heart of OKC
- Strong Traffic Counts with excellent visibility from close up frontage on Reno Avenue & 1/3rd mile North of I-40
- Stylish Lighted Monument Sign and ample 4.6:1 parking ratio.
- Very attractive property with enhanced sprinklered landscaping
- Storefront clear span building ready for buyer to design build interior to their specifications



|                      |                              |                        |
|----------------------|------------------------------|------------------------|
| Price:               | <b>\$1,279,000</b> 158.29/SF | <del>\$1,390,000</del> |
| Property Type:       | Retail                       |                        |
| Property Subtype:    | Storefront Retail/Office     |                        |
| Building Class:      | B                            |                        |
| Sale Type:           | Owner User                   |                        |
| Lot Size:            | 0.62 AC                      |                        |
| Gross Building Area: | 8,080 SF                     |                        |
| No. Stories:         | 1                            |                        |
| Year Built:          | 2024                         |                        |
| Parking Ratio:       | 4.58/1,000 SF                |                        |
| Zoning Description:  | I-2                          |                        |
| APN / Parcel ID:     | 147826170                    |                        |
| Walk Score ®:        | 37 (Car-Dependent)           |                        |
| Transit Score ®:     | 38 (Some Transit)            |                        |



**4415 W Reno Ave, Oklahoma City, OK 73107**



## Property Photos

