

COMMERCIAL BUILDING

4,560 SF

SALE PRICE: \$495,000



1216 N COUNCIL ROAD, OKLAHOMA CITY, OK 73127



7501 Broadway Extension
Oklahoma City, OK 73116

Presented By:

George W. Huffman
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Assisted By:

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PROPERTY OVERVIEW

This 4,560 sf stand-alone building was recently renovated for a dispensary, which means a buyer gets the benefit of a first class buildout due to the attention paid to details to pass the stringent occupancy permit. The property has high visibility, whereby, it fronts NW Council with a large front parking lot and yard area behind. The building interior layout is essentially divided into two parts, with a great retail area in the front, and a high ceiling back area for flex space or storage, with overhead door access. The property is zoned I-2 light industrial, so it will support a multitude of uses, such as retail sales, dispensary, pawn shop, accounting office, event center, daycare, light manufacturing, distribution, R & D, and the list goes on. This property is vacant and ready to go! Broker/Owner

The location allows for easy access to I-40 and I-44.

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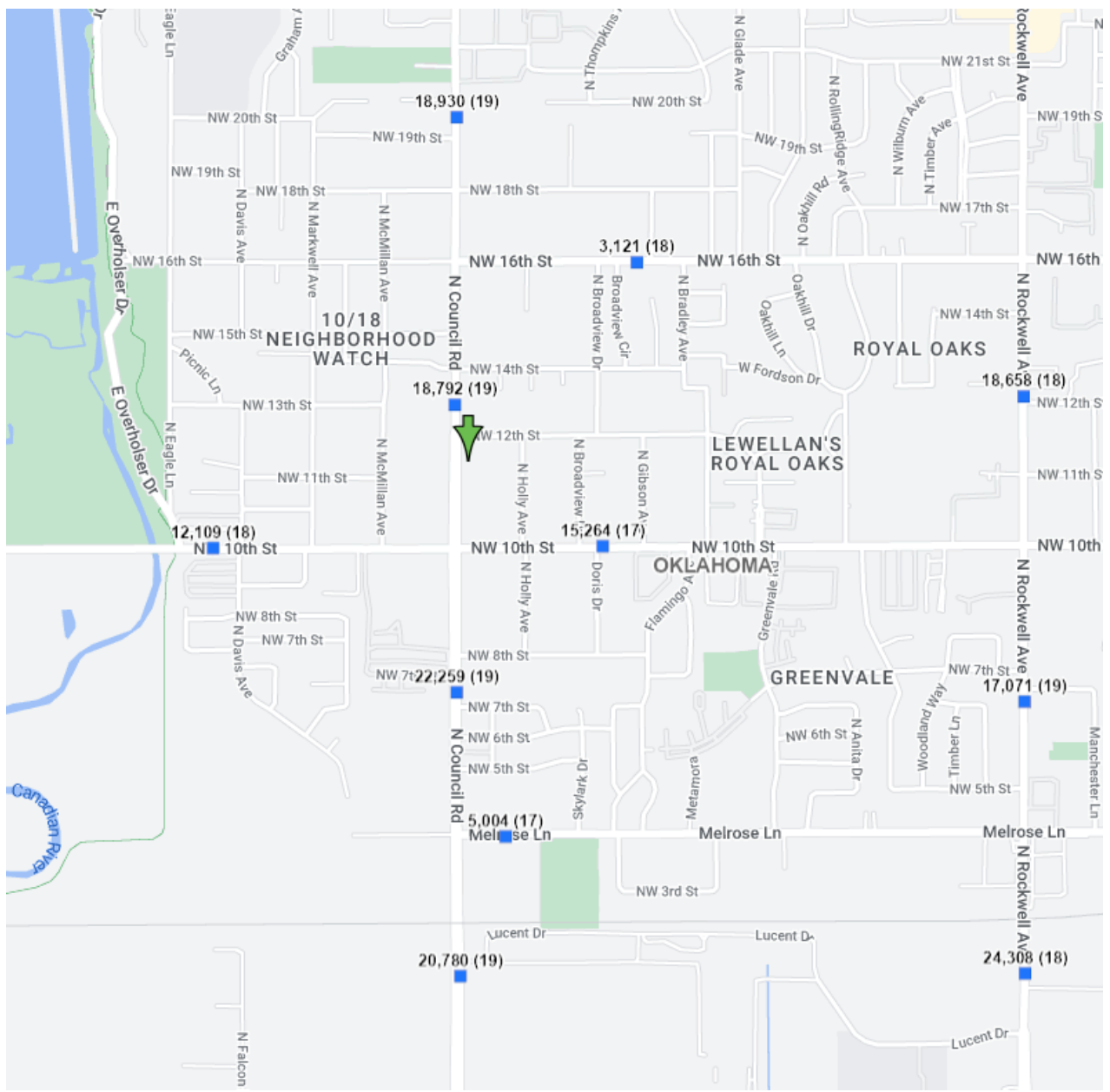
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BUILDING SF	4,560
LAND AREA	23,100 SF (0.53 Acre)
ZONING	Light Industrial (I-2)
Commission	3 % to Selling Broker
Parking	35 Spaces / 7.78 Ratio
Ceiling Height	17 FT









Highlights:

- Excellent stand alone building
- Ample Parking
- Large open office space
- Overhead door

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