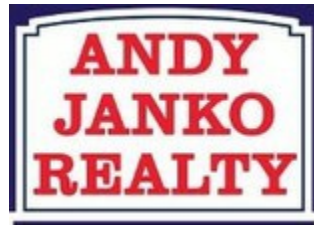




## Heart of OKC New Storefront/Retail/Warehouse

4415 W Reno Ave, Oklahoma City, OK 73107



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# Heart of OKC New Storefront/Retail/Warehouse

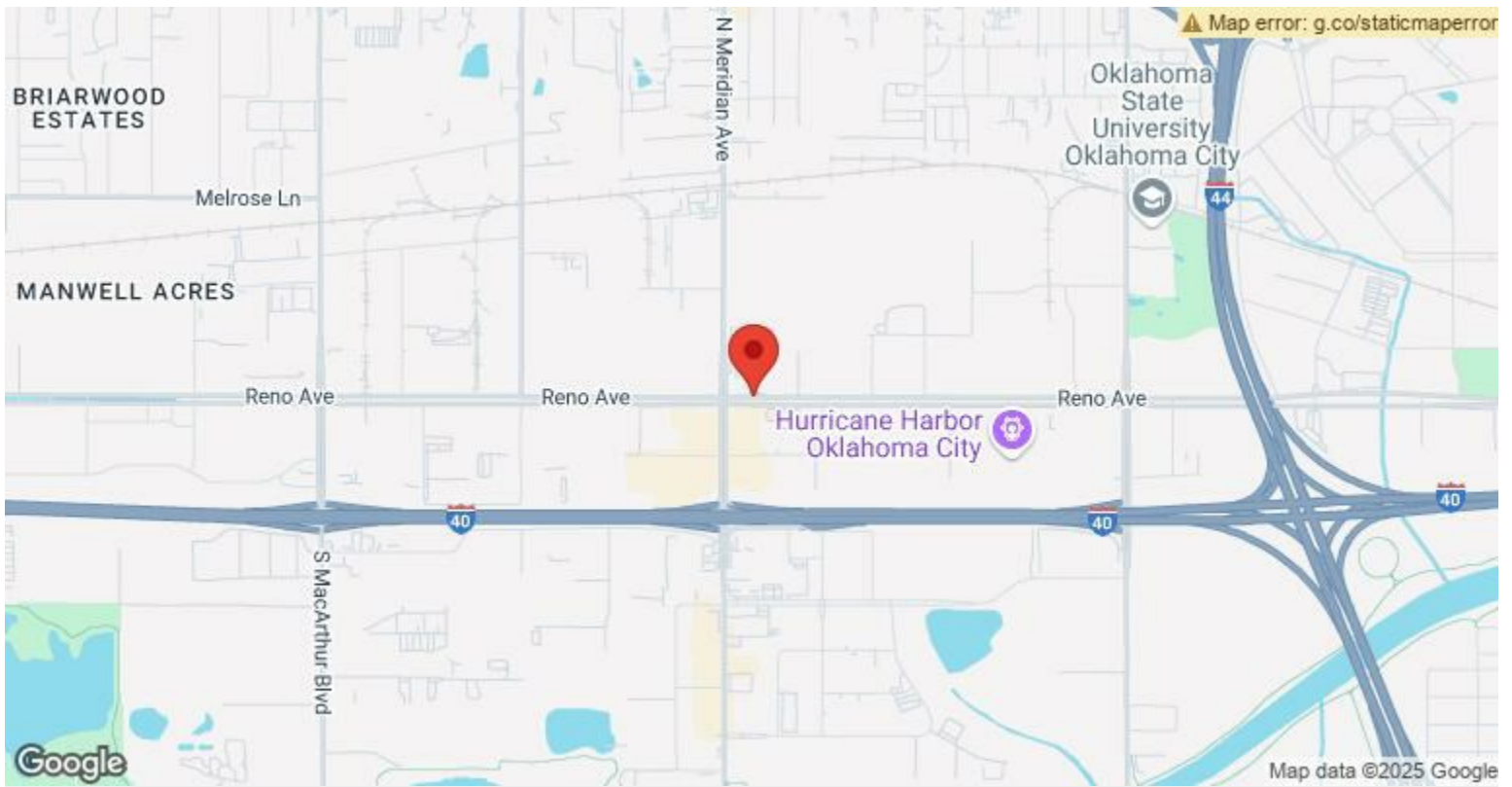
\$1,485,000

PRICE IMPROVEMENT ON THIS New Construction 8,080/SF Building on .62 acres (±) (addressed as 4415 W Reno Ave) in shell form ready for buyer 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, construction supply, industrial supply, equipment...

- 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:	\$1,485,000
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
Sale Conditions:	Building in Shell Condition
No. Stories:	1
Year Built:	2024
Parking Ratio:	4.58/1,000 SF
Zoning Description:	I-2
APN / Parcel ID:	147826170
Walk Score ®:	36 (Car-Dependent)
Transit Score ®:	38 (Some Transit)



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