

FOR SALE

6825 W Wilshire Blvd
Oklahoma City, OK 73132



JohnsonCommercialGroup.com



Offering Summary

Sales Price: \$1,080,000

Price Per SF: \$90.00

Building SF: 12,000 SF

Lot Size: 2 Acres

Built In: 1980/2026

Zoning: I-2

Property Overview

This 12,000 SF property situated on two fully concrete-paved acres offers exceptional functionality and versatility for a wide range of users. Constructed with durable I-beam framing, cinderblock walls, and a stucco and sheet metal exterior, the building is designed to support heavy operations with 480-volt, 800-amp electrical service and a wet sprinkler and fire alarm system that is fully up to code.

The interior includes multiple open and partitioned areas, two multi-stall restrooms near the main entrance, an upstairs restroom with a shower, two stages, and a second-floor mezzanine suitable for office or storage use. A small gated yard behind the building provides secure outdoor access. Recent improvements include new ceiling tiles, fresh interior and exterior paint, LED interior and exterior lighting upgrades, professionally cleaned floors, updated fire extinguishers, and a recently recoated roof section. With ample parking, easy truck access, and strong infrastructure, this occupant-ready property is well suited for event, industrial, or flex users.

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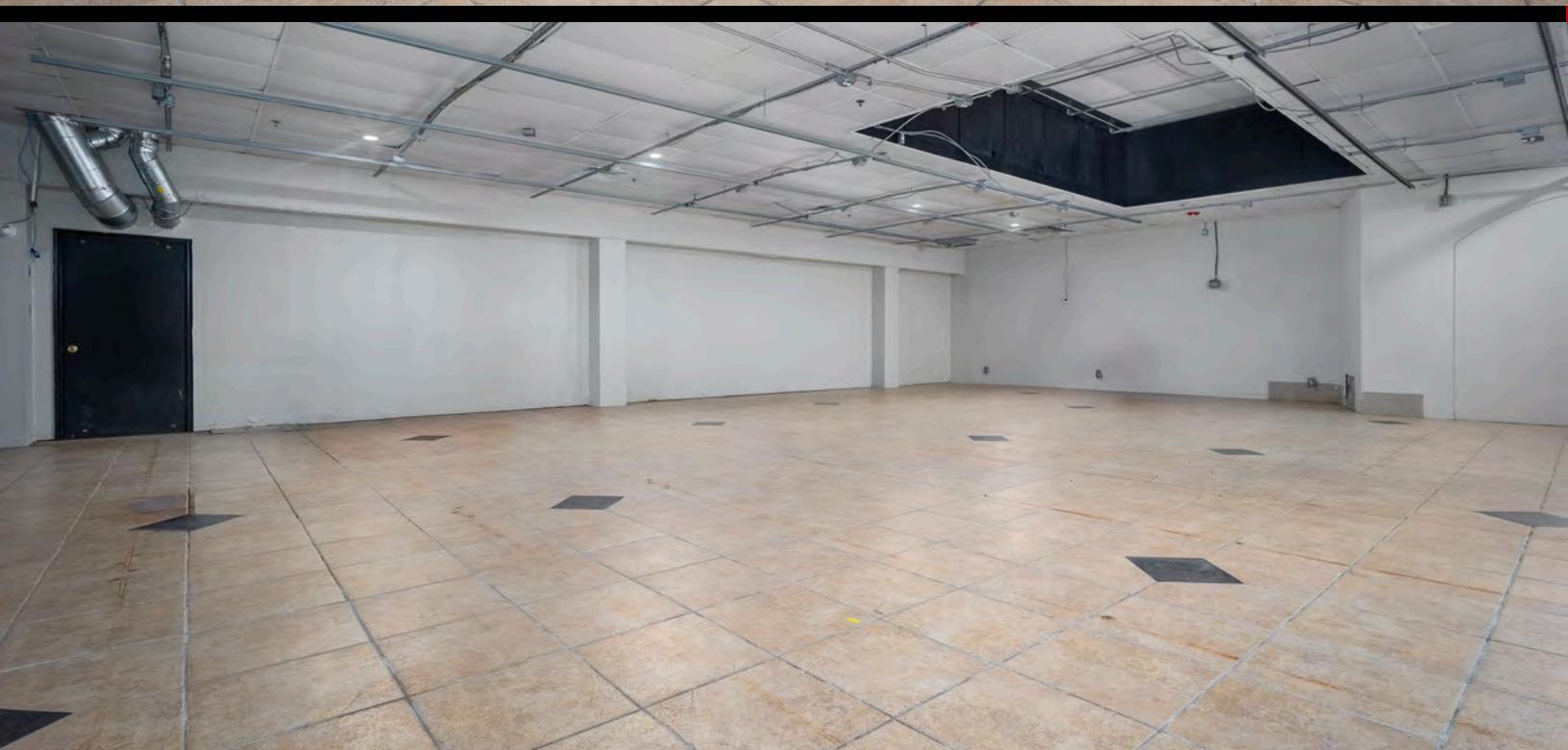
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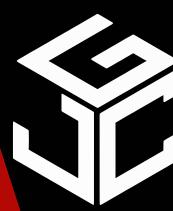
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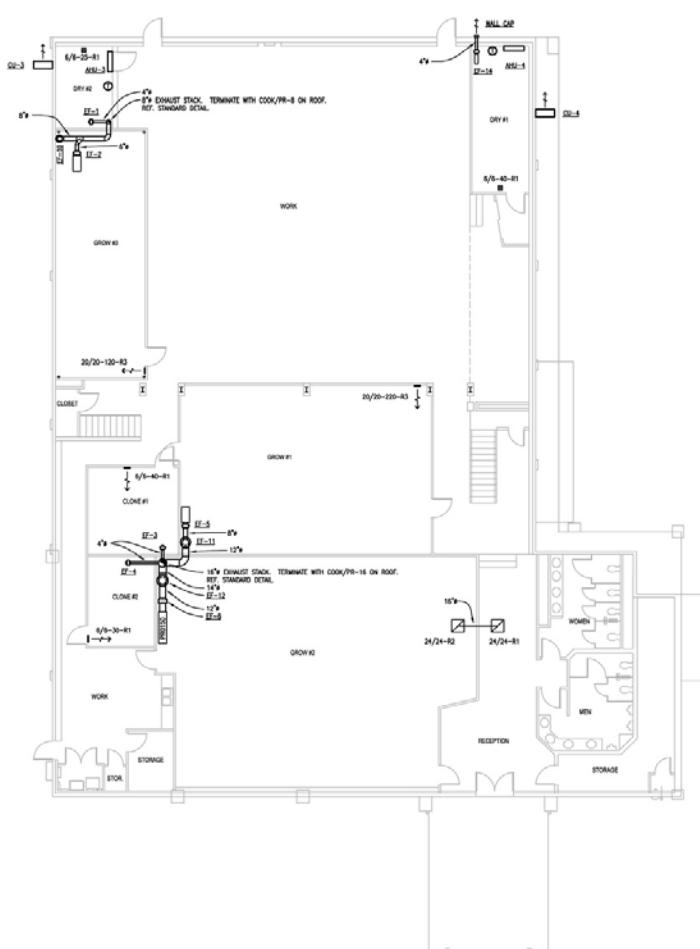
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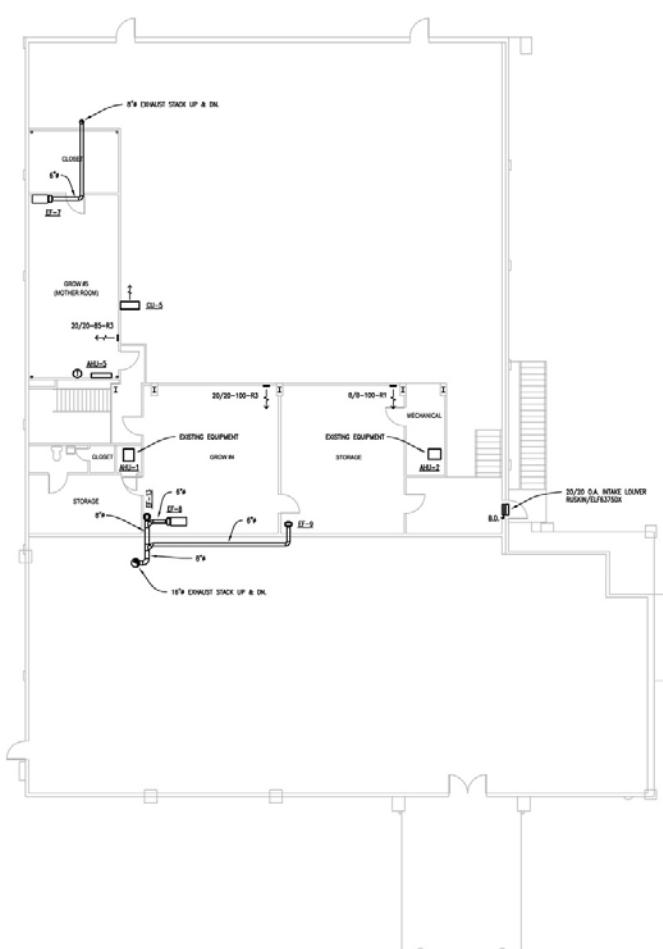
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1ST VENTILATION PLAN
SCALE: 1/8" = 1'-0"



2ND FLOOR VENTILATION PLAN
SCALE: 1/8" = 1'-0"

COSSET ENTERPRISES

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REVISIONS

HVAC VENTILATION PLAN

M102

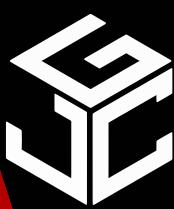
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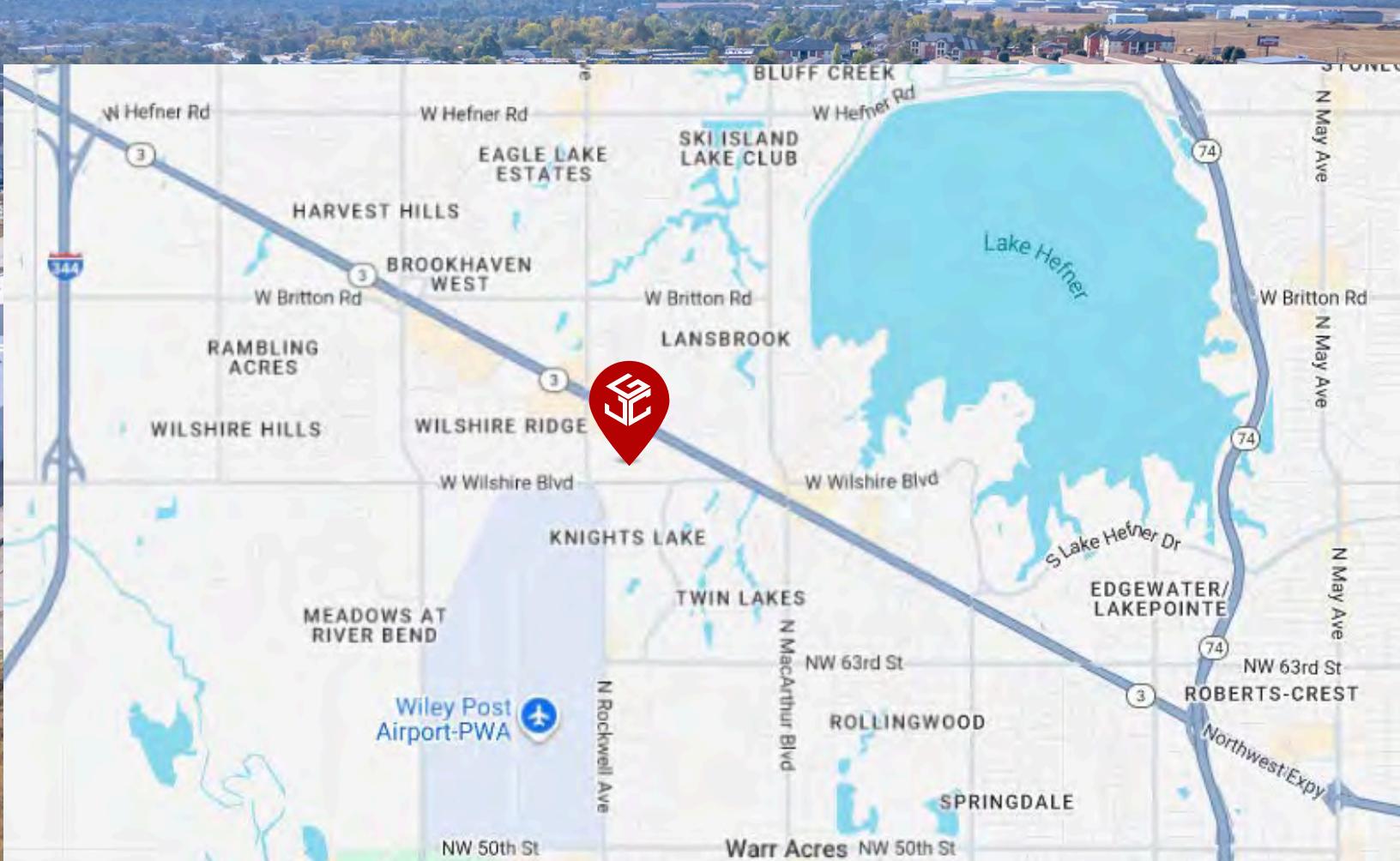
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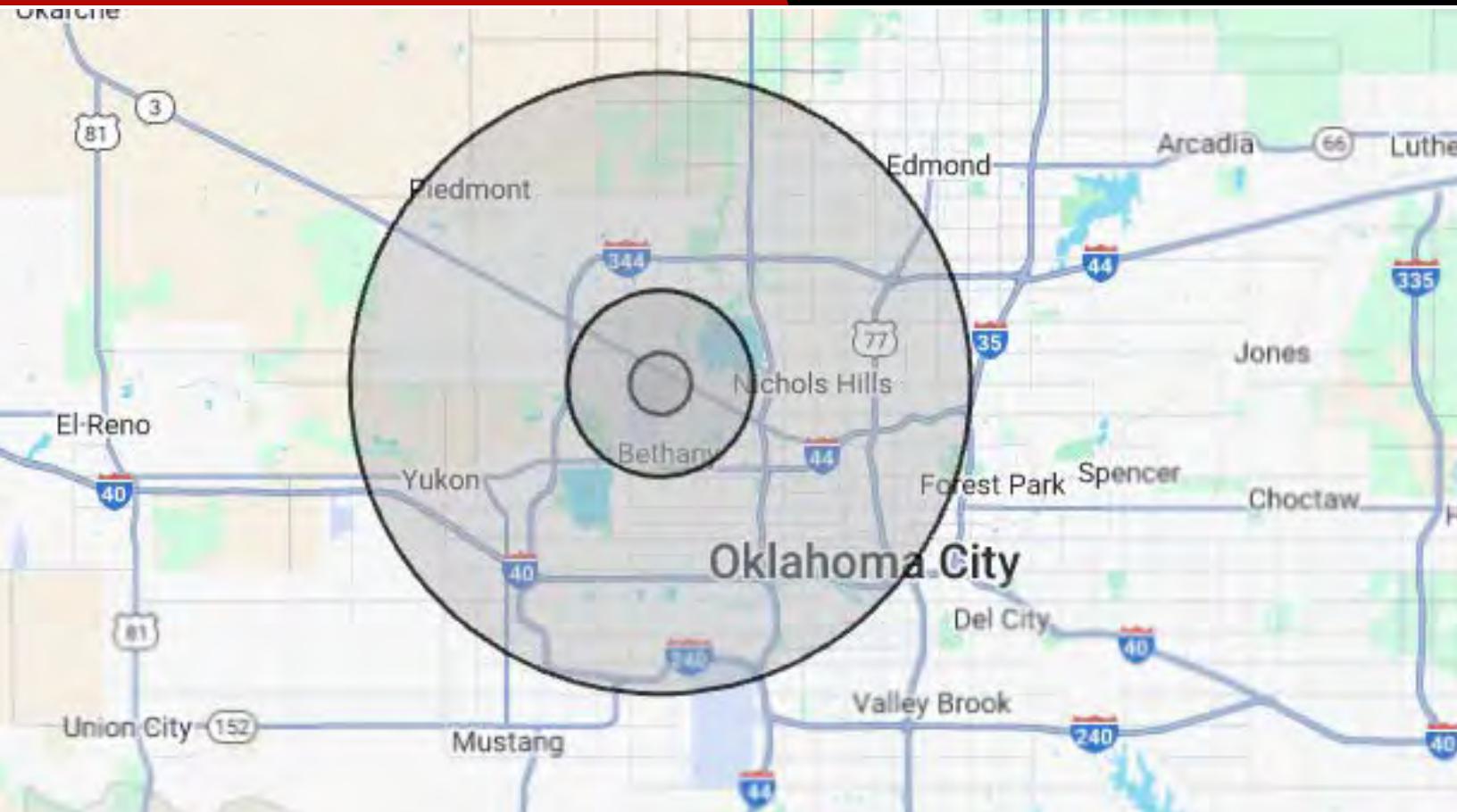
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Demographics	1 MILE	3 MILE	10 MILE
Population	11,145	79,092	560,518
Average Age	32.5	38	36
Employment	5,773	27,372	387,630
Households	4,814	32,059	228,498
Ave. Household Income	\$63,158	\$80,855	\$83,235
Median Household Income	\$43,971	\$61,101	\$61,454

Traffic Count

Average Daily Volume

19,080 Vehicles

Information Provided By CoStar

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