

FOR SALE

6825 W Wilshire Blvd

Oklahoma City, OK 73132



Johnson
Commercial Group

JohnsonCommercialGroup.com



Offering Summary Property Overview

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

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.

Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
R E A L T Y

FOR SALE

6825 W Wilshire Blvd

Oklahoma City, OK 73132



Johnson
Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR SALE

6825 W Wilshire Blvd

Oklahoma City, OK 73132



Johnson
Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR SALE

6825 W Wilshire Blvd
Oklahoma City, OK 73132



Johnson
Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR SALE

6825 W Wilshire Blvd

Oklahoma City, OK 73132



Johnson
Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR SALE

6825 W Wilshire Blvd
Oklahoma City, OK 73132



Johnson
Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

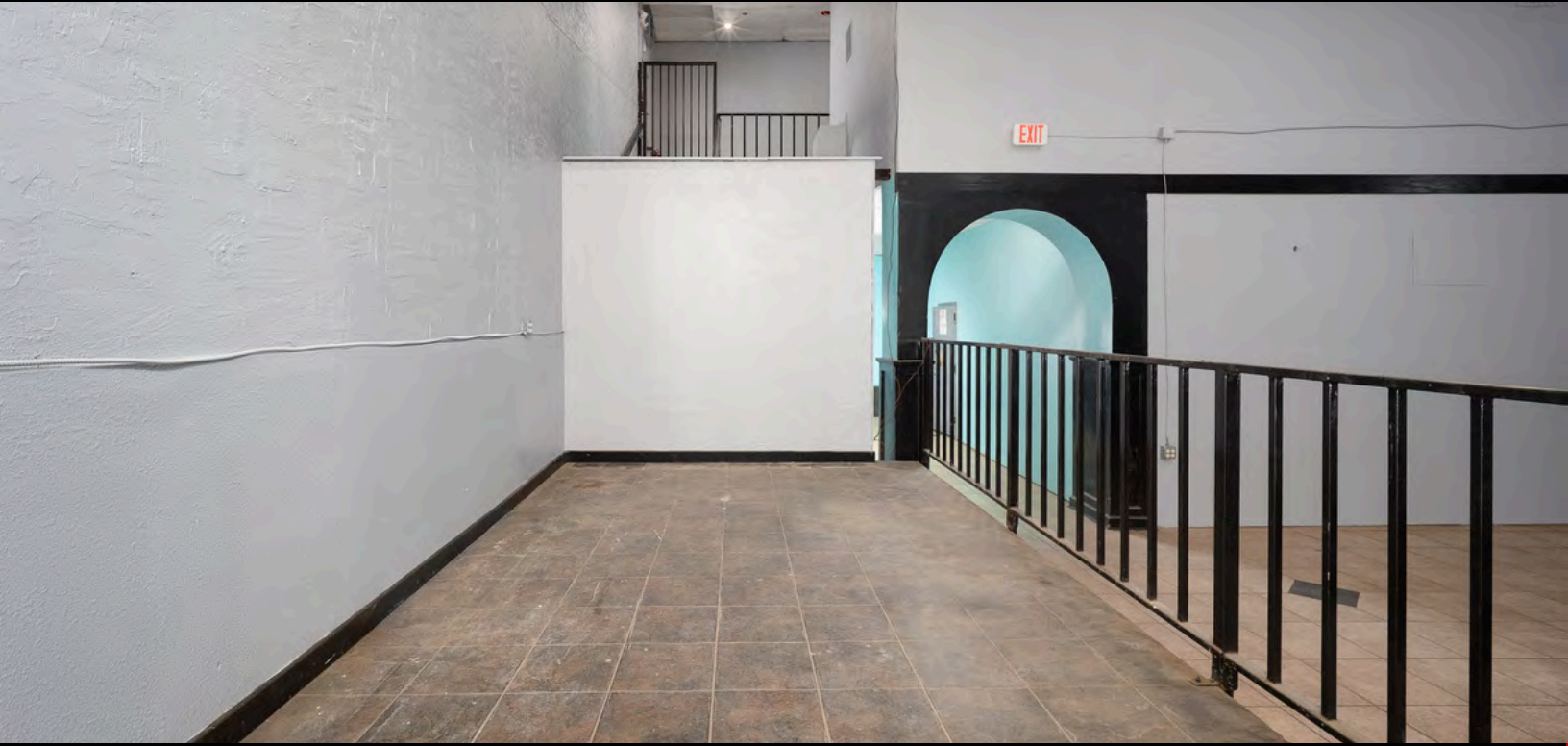
FOR SALE

6825 W Wilshire Blvd
Oklahoma City, OK 73132



Johnson
Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR SALE

6825 W Wilshire Blvd
Oklahoma City, OK 73132



Johnson
Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



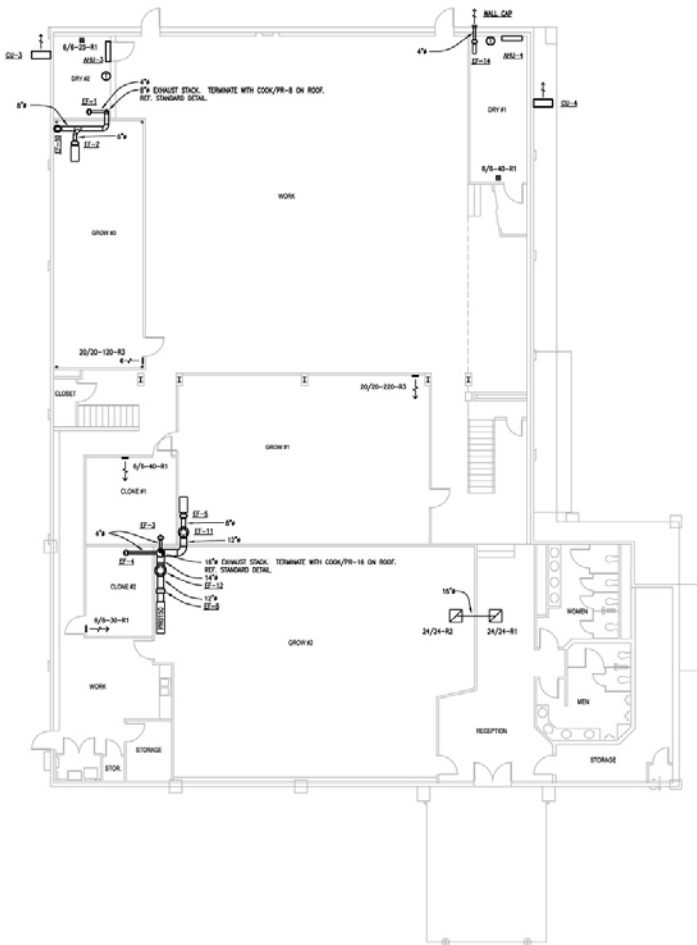
BRICK & BEAM
REALTY

FOR SALE

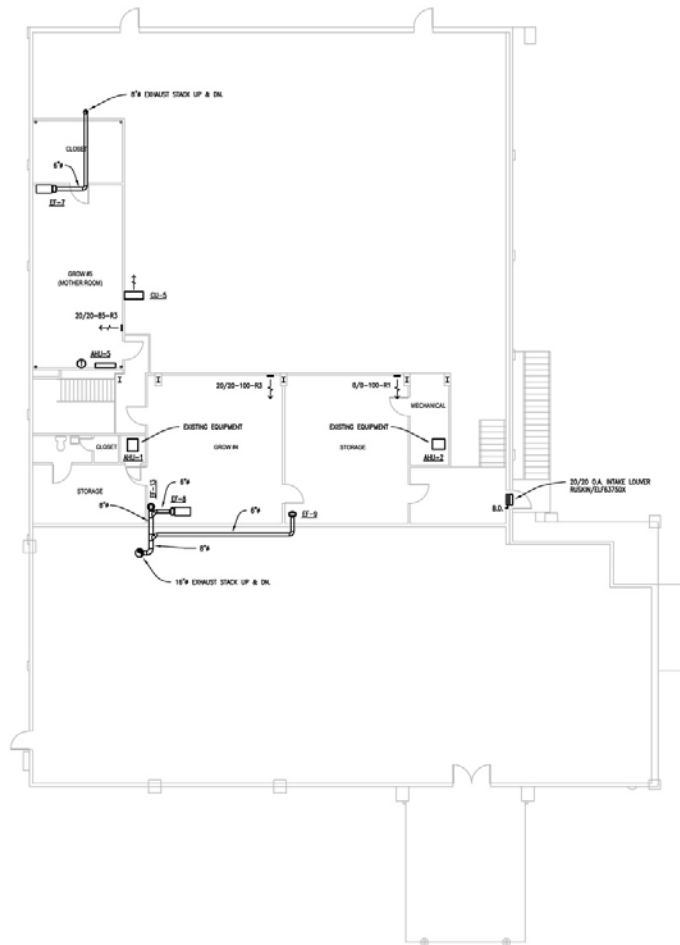
6825 W Wilshire Blvd
Oklahoma City, OK 73132



JohnsonCommercialGroup.com



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



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



Jason Johnson, P.E.
10/2/2020
37189

COSSET ENTERPRISES
6825 W Wilshire Blvd, Oklahoma City, OK 73132

REVISIONS

HVAC
VENTILATION PLAN

M102

Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR SALE

6825 W Wilshire Blvd

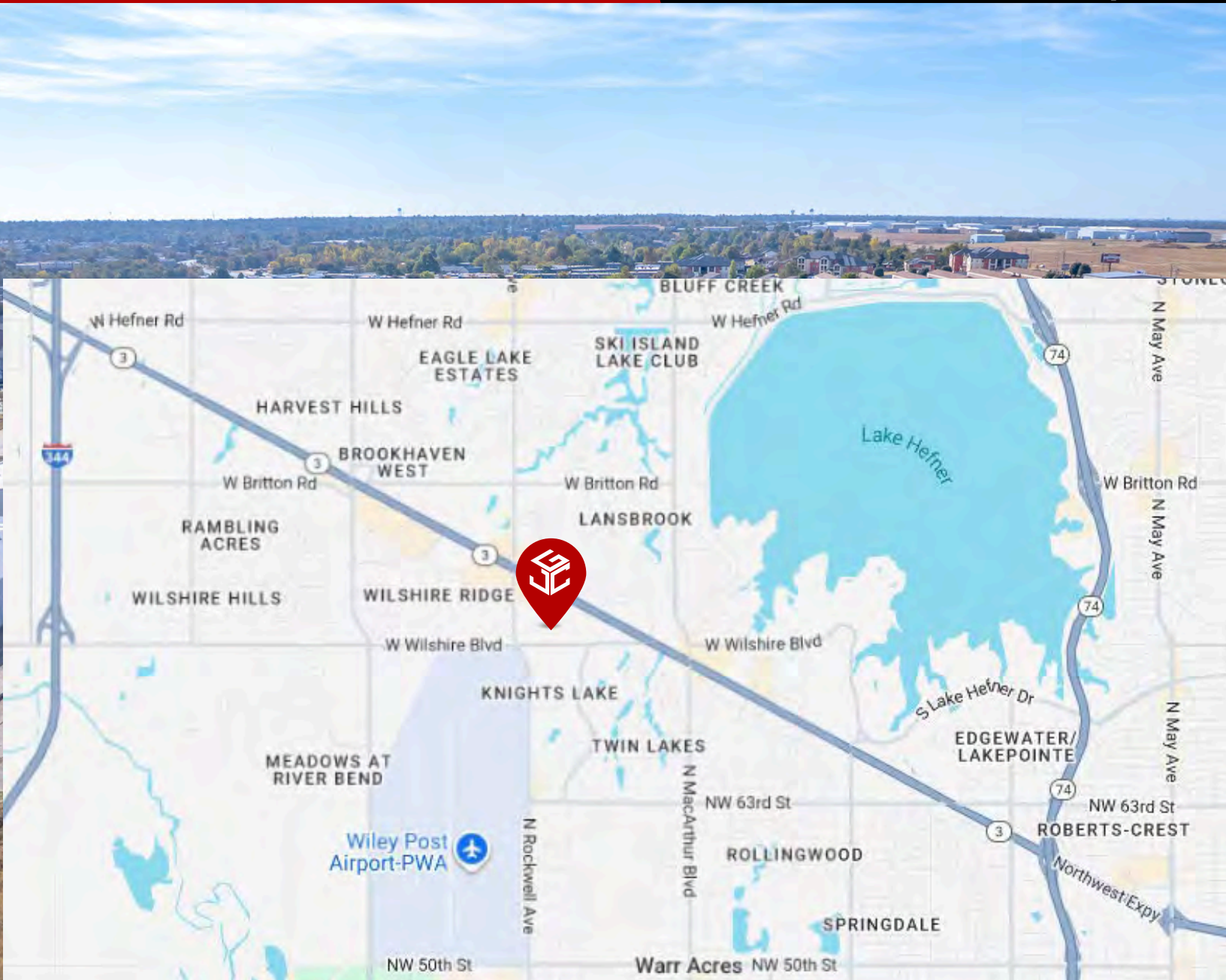
Oklahoma City, OK 73132



Johnson

Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

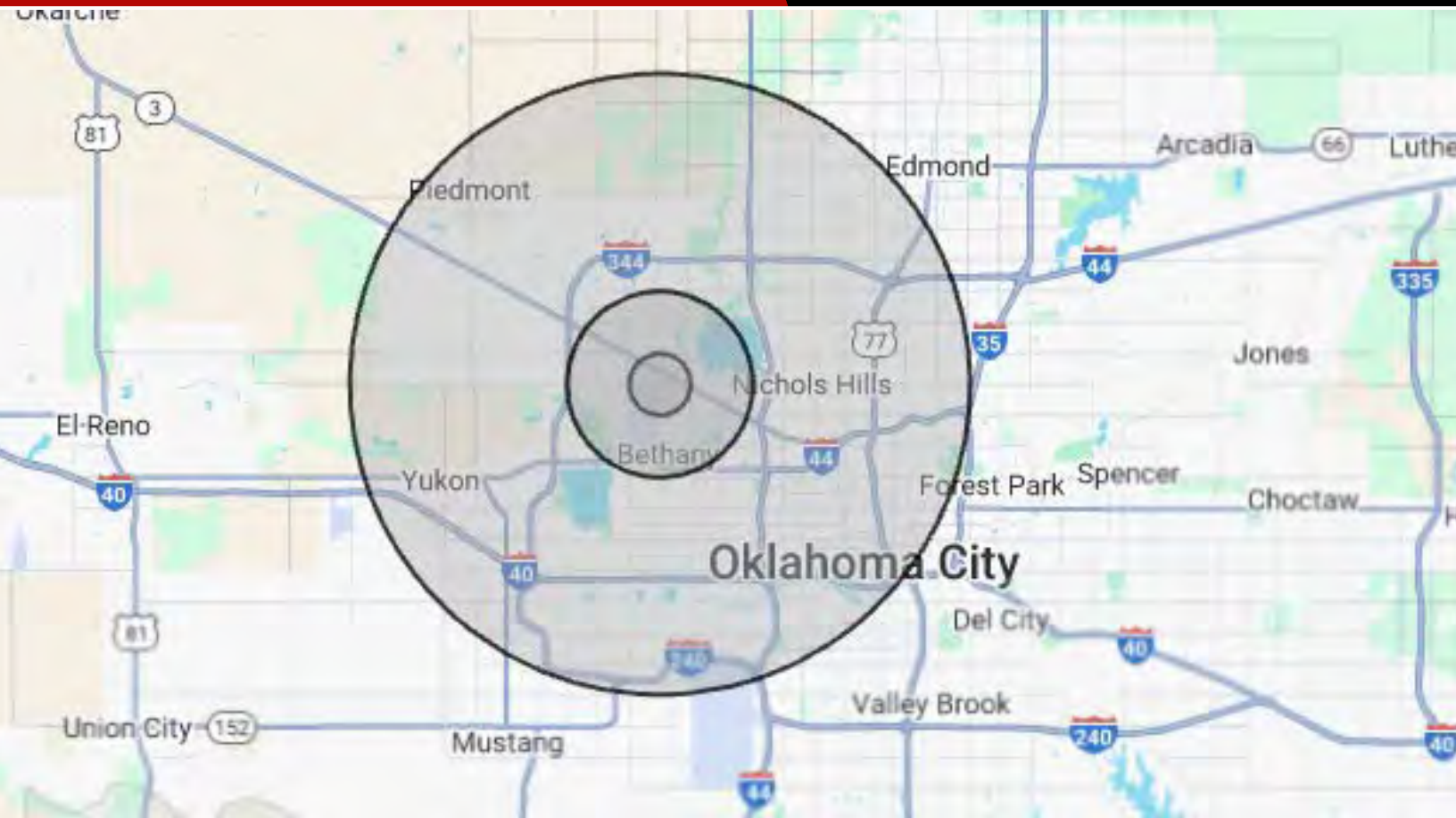
FOR SALE

6825 W Wilshire Blvd

Oklahoma City, OK 73132



JohnsonCommercialGroup.com



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 Provide By CoStar

Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR SALE

6825 W Wilshire Blvd

Oklahoma City, OK 73132



Johnson
Commercial Group

JohnsonCommercialGroup.com



Disclaimer

A real estate broker is not authorized to give legal or tax advice. No representation is made by Johnson Commercial Group, its agents or employees, as to the legal effect or tax consequences of the information contained herein or any transaction relating thereto. Although all information furnished regarding property sales or financing options are from sources deemed to be reliable, such information has not been verified and no express representation is made on, or is in any way implied as to the accuracy thereof and is subject to errors, omissions, change of price, or other conditions prior to sale or withdrawal without notice.

Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY