

FOR SALE

\$129,900

\$149/SF | Commercially Zoned

2528 W Interstate Hwy 44 Service Road

Oklahoma City, Oklahoma 73112 | Commercial / Live-Work
MLS #1218058 | Oklahoma County

870 SF

BUILDING SIZE

0.206 ac

LOT SIZE

1946

YEAR BUILT

\$149/SF

PRICE PER SF

[Property Photo — 2528 W Interstate Hwy 44 Service Road]

PROPERTY DESCRIPTION

870 SF brick building on a 0.206-acre commercially zoned lot with direct I-44 service road frontage in NW Oklahoma City. Dual-use zoning permits both commercial and residential occupancy — suitable for owner-occupants, investors, and small business operators.

Interior has been updated with new cabinetry, stone countertops, tile and hardwood flooring, and fresh paint. The layout is flexible and the building is move-in ready. Mature trees, a covered porch, and on-site parking complete the property.

POTENTIAL USES

Small Business / Office

Solo practitioner, insurance, tax, consulting

Retail / Service

High-visibility I-44 corridor location

Live / Work

Dual-use: reside and operate business

Investment Rental

Est. \$1,100–\$1,300/mo gross market rent

PROPERTY DETAILS

PROPERTY TYPE	Commercial / Live-Work
CONSTRUCTION	Brick
YEAR BUILT	1946
BUILDING SIZE	870 SF
LOT SIZE	8,964 SF (0.206 Acres)
ZONING	Commercial (Residential Permitted)
STORIES	1
ROOMS / BATH	2 Rooms / 1 Bath
HOA	None
COUNTY	Oklahoma County
ZIP CODE	73112
MLS #	1218058

MLS NUMBER
#1218058

PROPERTY HIGHLIGHTS

- Brick construction with low exterior maintenance requirements
- Commercial zoning with residential use permitted — a rare combination on this corridor
- 8,964 SF lot (0.206 acres) on a commercial corridor
- Updated interior: cabinetry, countertops, flooring, and paint
- No HOA restrictions on commercial operations

LOCATION ADVANTAGES

WHY THIS LOCATION

- + Direct I-44 service road frontage and visibility
- + NW OKC commercial corridor with high daily traffic
- + Near Penn Square and NW 23rd corridor
- + Surrounded by established businesses
- + Easy highway access with signage opportunity

FINANCIAL SUMMARY

- 22 days on market, 606 views, 64 saves

Asking Price **\$129,900**

Price per SF **\$149/SF**

Est. Market Rent **\$1,100–\$1,300/mo gross**

Est. Annual Taxes **\$924–\$1,328 (est.)**

OKC Cap Rate (Commercial) **~9.0% (market)**

Financing (est.) **~5.29% commercial rate**

SALT Commercial Real Estate

Oklahoma City | Commercial Brokerage

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