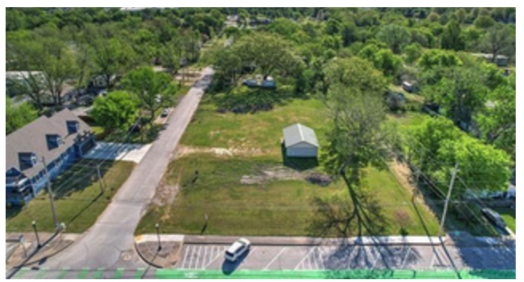
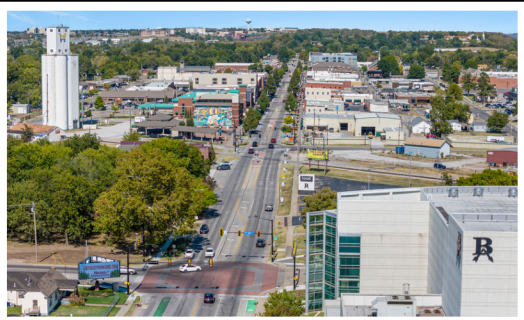


# For Sale

## Prime Mixed Use Opportunity

Broken Arrow's Beloved Rose District

South Main Street  
Broken Arrow, OK 74012



**823 S Main Street | 3,569 SF Building | \$750,000**

RARE opportunity next to the Performing Arts Center in Broken Arrow's beloved Rose District - right on Main Street. This property provides plenty of options from a personal residence, multigenerational living, office building, to short-term rentals. Zoned DF. Beautiful blue exterior, covered porch and balcony all lend to the craftsman-style curb appeal. Side entry garage; exterior ground level double door access to garage through the backyard; plus a separate entrance with stairs up to the second floor. Fully fenced yard. The main floor hosts a living room open to the eat-in kitchen, laundry room with powder bathroom, primary suite, two bedrooms and a full bath; a large open room that wraps around to a kitchenette, a full bathroom, bedroom and a large vaulted bonus room are all located upstairs.

Durable and low maintenance wood-grain tile runs through the main floor. Granite counters, wood blinds, fantastic natural light, and natural paint colors throughout. Energy efficient spray foam insulation. Located right off Main Street within walking distance to the Farmers' Market, restaurants, shops and all that the Rose District has to offer. Front porch and balcony are excellent for viewing parades and other Main Street activities.





## ZONING

823 S Main Street is zoned DF and the three additional lots are all zoned DM.

### CITY OF BROKEN ARROW ZONING ORDINANCE

#### **D. Downtown Mixed-Use Core District (DM)**

The DM district is intended to provide for and encourage development and redevelopment that preserves and enhances the unique character and vitality of the Broken Arrow downtown. Small-scale offices, retail, and upper-story residential uses are allowed. Design standards focus on creating a human-scaled, pedestrian-oriented and walkable downtown that invites commercial development and complementary residential opportunities. Continuous retail frontages, largely uninterrupted by driveways and parking, are encouraged.

#### **E. Downtown Fringe District (DF)**

The DF district is intended to apply to those areas within the Downtown Core Area but outside the DM district. DF district uses may have a similar form, density, and height as DM areas, but typically generate a lower intensity of activity, both vehicular and pedestrian. Commercial, office, and residential uses are allowed on all floors in the DF district. Uses within the DF district are subject to additional design considerations, since they abut residential neighborhoods in many cases.

**Brian Frere, KW Commercial**

+1 918 298 6900

brian@brianfrere.com

