FOR SALE

401 S Ranchwood Blvd, Yukon, OK 73099

Johnson Commercial Group

JohnsonCommercialGroup.com

Offering Summary

Building Size: 4,445 SF

Lot Size: 0.75 Acres

Sales Price: $450,000

Price Per SF: $101.00 +\-

Zoning: CG

Year Built: 1982/2007

Traffic Count: 6,943

Property Overview

Located at 401 S Ranchwood Blvd in Yukon, Oklahoma, this versatile commercial property sits on approximately 0.75 acres in a prime location in the heart of Yukon. The building offers roughly 5,000 SF including about 3,000 SF of garage/warehouse space and 2,000 SF of office area. The facility features five 10' x 12' overhead doors, LED lighting, unit heaters, three warehouse areas, four offices, a foyer, and three restrooms. The property provides two drive-thru bays, multiple exterior entrances, a large street sign for visibility, and concrete covering nearly the entire lot. This flexible layout makes the property well suited for automotive, service, contractor, or industrial users seeking a high-visibility Yukon location.

Chris Johnson
chris@jcgok.com
405.435.3572

B&B BRICK & BEAM REALTY

FOR SALE

401 S Ranchwood Blvd, Yukon, OK 73099

Johnson Commercial Group

JohnsonCommercialGroup.com

Chris Johnson
chris@jcgok.com
405.435.3572

BRICK & BEAM REALTY

FOR SALE

401 S Ranchwood Blvd, Yukon, OK 73099

Johnson Commercial Group

JohnsonCommercialGroup.com

Chris Johnson
chris@jcgok.com
405.435.3572

BRICK & BEAM REALTY

FOR SALE

401 S Ranchwood Blvd, Yukon, OK 73099

Johnson Commercial Group

JohnsonCommercialGroup.com

Chris Johnson
chris@jcgok.com
405.435.3572

BRICK & BEAM REALTY

FOR SALE

401 S Ranchwood Blvd, Yukon, OK 73099

Johnson Commercial Group

JohnsonCommercialGroup.com

Chris Johnson
chris@jcgok.com
405.435.3572

BRICK & BEAM REALTY

FOR SALE

401 S Ranchwood Blvd, Yukon, OK 73099

Johnson Commercial Group

JohnsonCommercialGroup.com

Chris Johnson
chris@jcgok.com
405.435.3572

BRICK & BEAM REALTY

FOR SALE

401 S Ranchwood Blvd, Yukon, OK 73099

Johnson Commercial Group

JohnsonCommercialGroup.com

Chris Johnson
chris@jcgok.com
405.435.3572

BRICK & BEAM REALTY

FOR SALE

401 S Ranchwood Blvd, Yukon, OK 73099

Johnson Commercial Group

JohnsonCommercialGroup.com

Chris Johnson
chris@jcgok.com
405.435.3572

BRICK & BEAM REALTY

FOR SALE

401 S Ranchwood Blvd, Yukon, OK 73099

Johnson Commercial Group

JohnsonCommercialGroup.com

Chris Johnson
chris@jcgok.com
405.435.3572

BRICK & BEAM REALTY

FOR SALE

401 S Ranchwood Blvd, Yukon, OK 73099

Johnson Commercial Group

JohnsonCommercialGroup.com

Chris Johnson
chris@jcgok.com
405.435.3572

BRICK & BEAM REALTY

FOR SALE

401 S Ranchwood Blvd, Yukon, OK 73099

Johnson Commercial Group

JohnsonCommercialGroup.com

Chris Johnson
chris@jcgok.com
405.435.3572

BRICK & BEAM REALTY

FOR SALE

401 S Ranchwood Blvd, Yukon, OK 73099

Johnson Commercial Group

JohnsonCommercialGroup.com

Chris Johnson
chris@jcgok.com
405.435.3572

BRICK & BEAM REALTY

FOR SALE

401 S Ranchwood Blvd, Yukon, OK 73099

Johnson Commercial Group

JohnsonCommercialGroup.com

Demographics	1 MILE	3 MILE	10 MILE
Population	12,812	44,727	346,416
Average Age	38	38	37
Employment	3,274	14,126	148,290
Households	5,042	17,352	135,462
Ave. Household Income	$80,135	$91,920	$83,278
Median Household Value	$159,312	$182,695	$187,819

Traffic Count **Average Daily Volume** **6,493 Vehicles**

Demographic data provided by CoStar

Chris Johnson
chris@jcgok.com
405.435.3572

BRICK & BEAM REALTY

FOR SALE

401 S Ranchwood Blvd, Yukon, OK 73099

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