



INDUSTRIAL PROPERTY FOR SALE



PRICE: \$475,000

8401 MANTLE AVE

Oklahoma City, OK 73132

Jake Wilburn

Agent

405.248.8016

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PRICE: \$475,000

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Property Description

Well-positioned industrial property offering a fenced yard, covered storage, and a functional mix of office (3 offices, reception, kitchen, bath) and warehouse space (bath, wash/detail room, sandblast room). Located on the east side of Mantle Ave, just south of NW Expressway—one of Oklahoma City's primary corridors—this site features two large grade-level doors and plenty of parking for employees or fleet vehicles.

Property Highlights

- Fenced Yard
- Well Maintained
- Covered Storage
- Centrally Located

Offering Summary

Sale Price:	\$475,000
Lot Size:	14,000 SF
Building Size:	3,840 SF (1,056SF Office)

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,623	30,169	76,034
Total Population	10,800	75,045	182,598
Average HH Income	\$76,637	\$92,277	\$91,805

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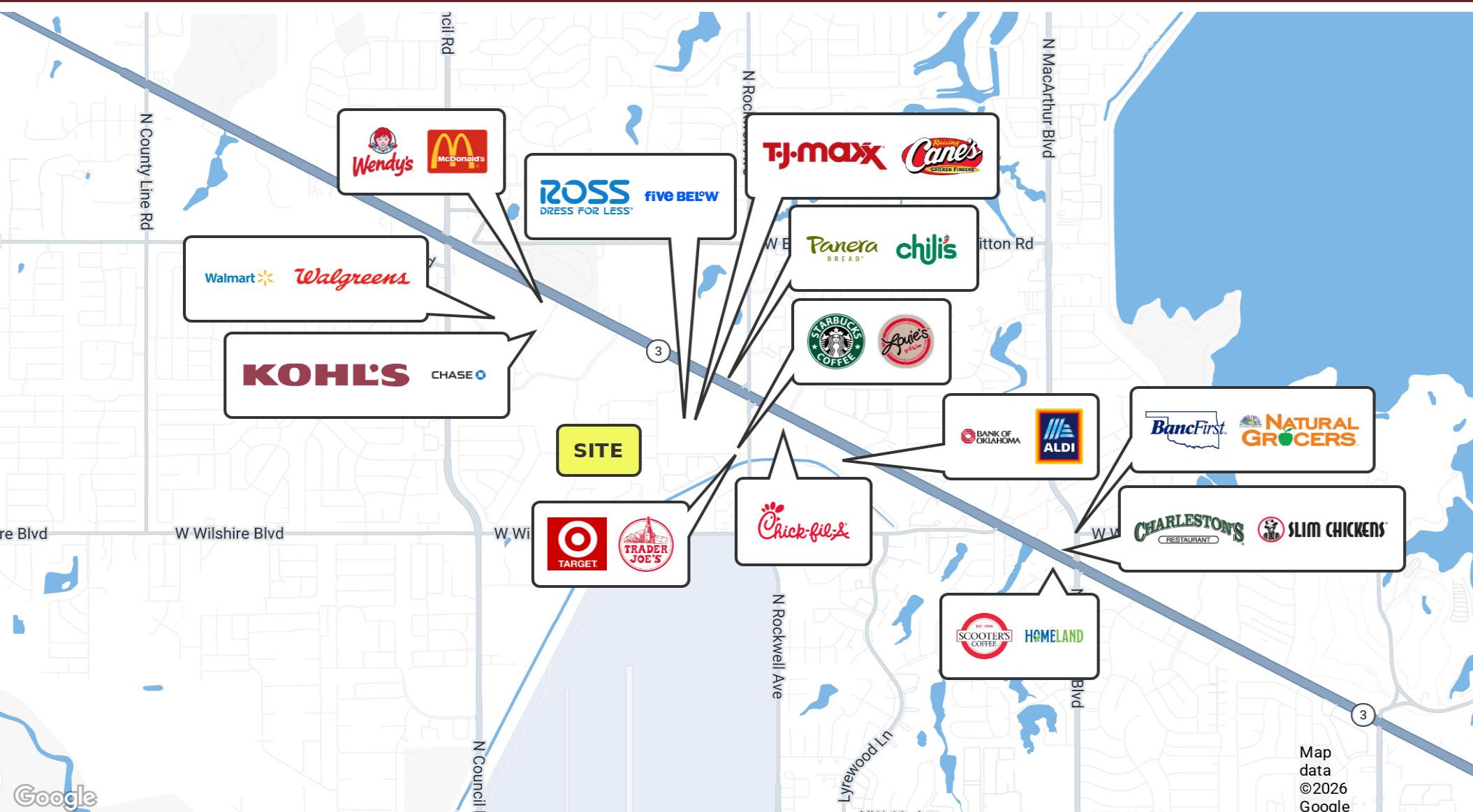
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 **MORIAH**
BROKERAGE SERVICES, LLC

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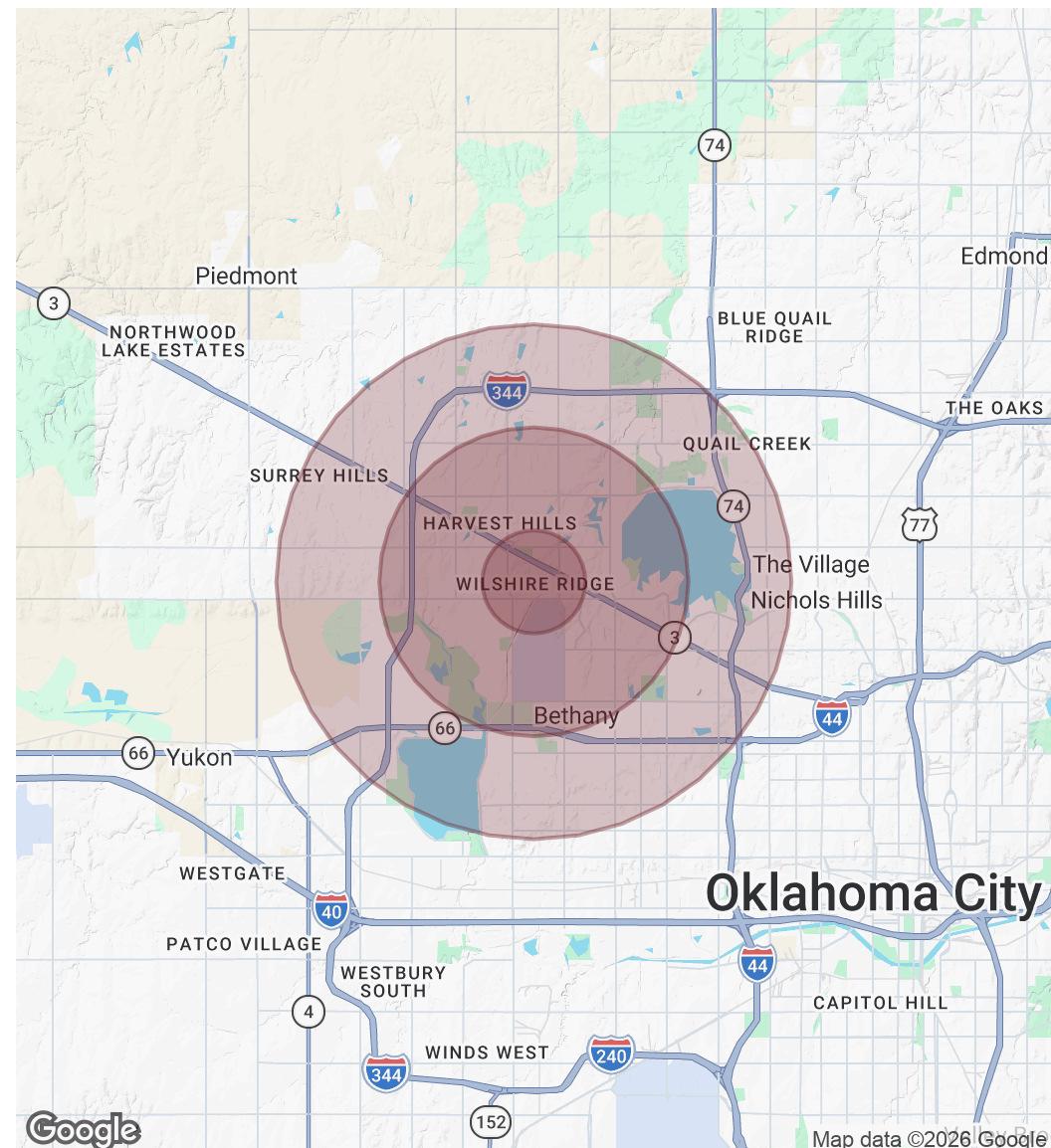
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Population	1 Mile	3 Miles	5 Miles
Total Population	10,800	75,045	182,598
Average Age	39	40	40
Average Age (Male)	37	39	38
Average Age (Female)	40	41	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,623	30,169	76,034
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$76,637	\$92,277	\$91,805
Average House Value	\$221,753	\$259,931	\$270,992

Demographics data derived from AlphaMap



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