

FOR SALE

3.72 ACRES!

COMMERCIAL LAND

N Classen Blvd. & W Wilshire Blvd., Oklahoma City, OK 73116



Presented By:

George W. Huffman

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**INTERWEST
REALTY**

7501 Broadway Extension
Oklahoma City, OK 73116

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$1,650,000

Lot Size: 3.72 Acres

Zoning: I-2

Best Uses:

- Self-storage facility
- Office park
- Flex space
- Warehouse/distribution center
- Light manufacturing
- Contractor yard or service-based business
- Automotive or fleet operations

Prime 3.72 Acres | Hard Corner | I-2 Zoning

Exceptional opportunity to acquire 3.72 acres of commercial land at the hard corner of N Classen Blvd and W Wilshire Blvd in Oklahoma City. Zoned I-2 (Moderate Industrial), this site is ideally suited for a wide range of commercial and light industrial uses.

Strategically located just minutes from Broadway Extension, with quick access to Nichols Hills, Edmond, and all of Oklahoma City, the property offers unmatched visibility and accessibility for future development.

This corner lot features excellent frontage and exposure, making it ideal for businesses looking to capitalize on high-traffic intersections and central OKC connectivity.

Call: George Huffman @ 405-409-4400 | george@iwpok.com

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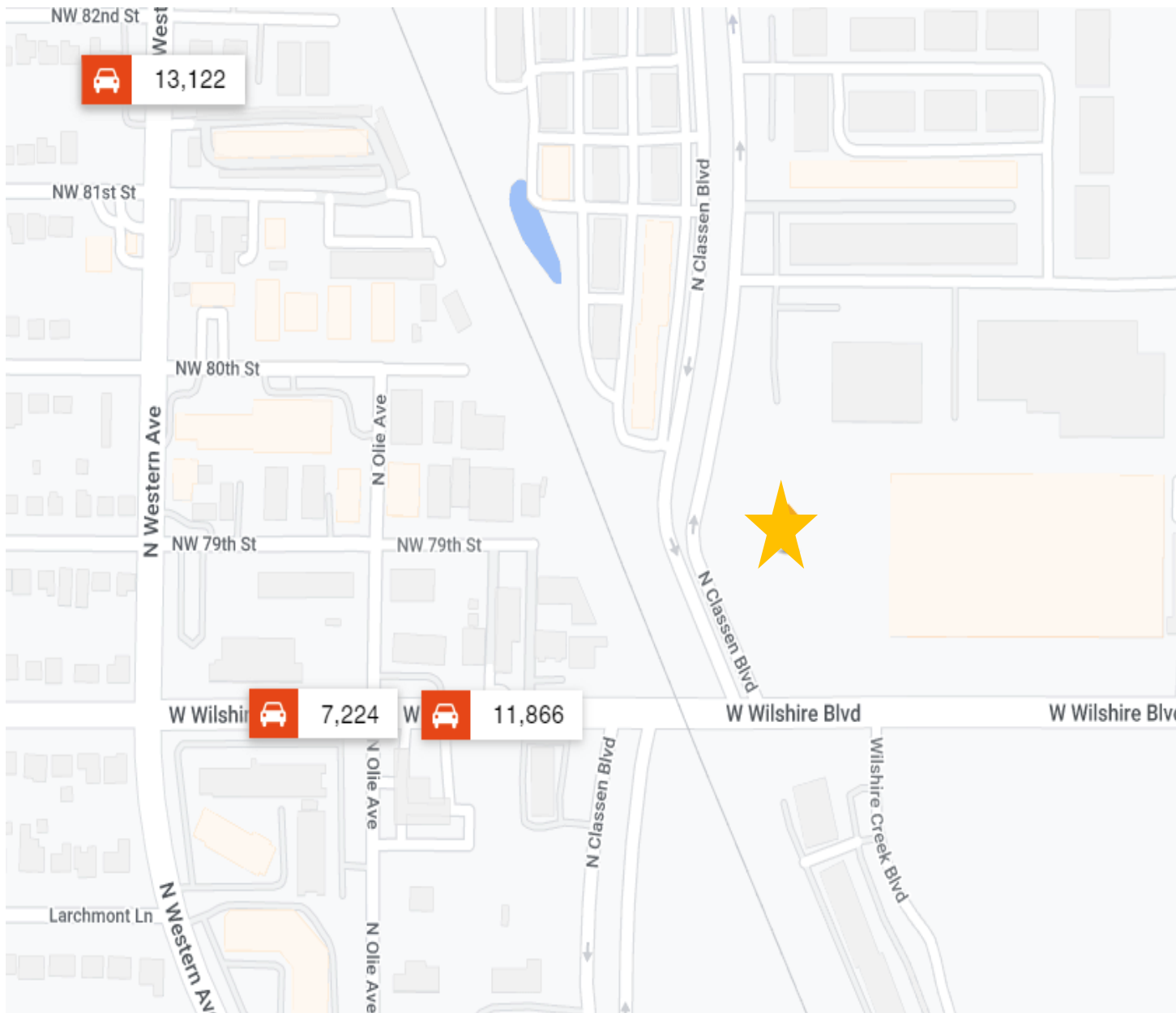
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MAP WITH TRAFFIC COUNTS



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