



## **1845 Linwood Blvd**

1845 Linwood Blvd, Oklahoma City, OK 73106



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# 1845 Linwood Blvd

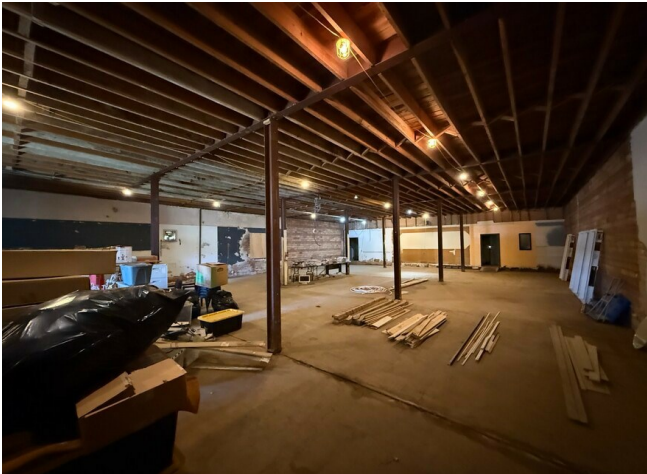
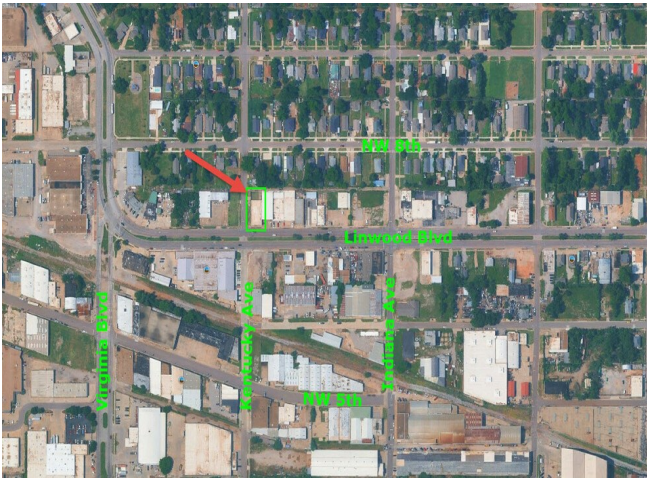
\$349,000

4,700 SQ FT Historic Commercial Corner Lot Building – \$349,000 1845 Linwood Blvd, Oklahoma City

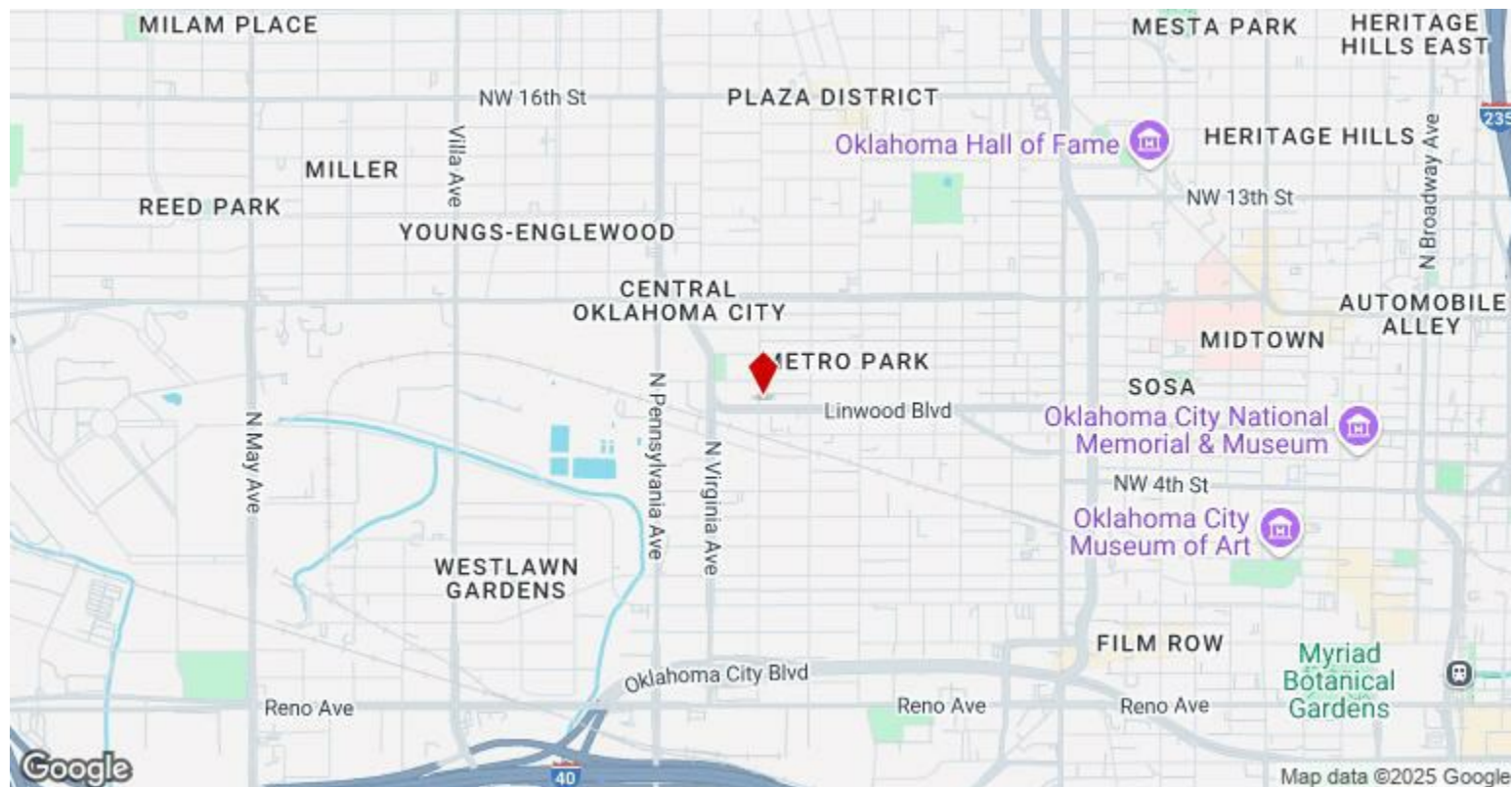
This historic 1946 brick building offers 4,700 sq ft of commercial space on a prominent corner lot — ready for redevelopment or adaptive reuse. Priced at under \$75 per sq ft, this property presents a rare opportunity to bring your vision to life in a solid, character-filled structure.

- Property Highlights:
- New TPO (rubber) roof
  - Updated electrical service
  - Utilities active: electric, water, and gas
  - Interior partitions cleared and ready for build-out
  - Includes two restrooms and a commercial restaurant range hood
  - Paved and fenced rear yard
  - Second curb cut in place — ideal for adding a 12' overhead door

Whether you're planning a retail storefront, creative workspace, or restaurant concept, this blank-slate commercial...



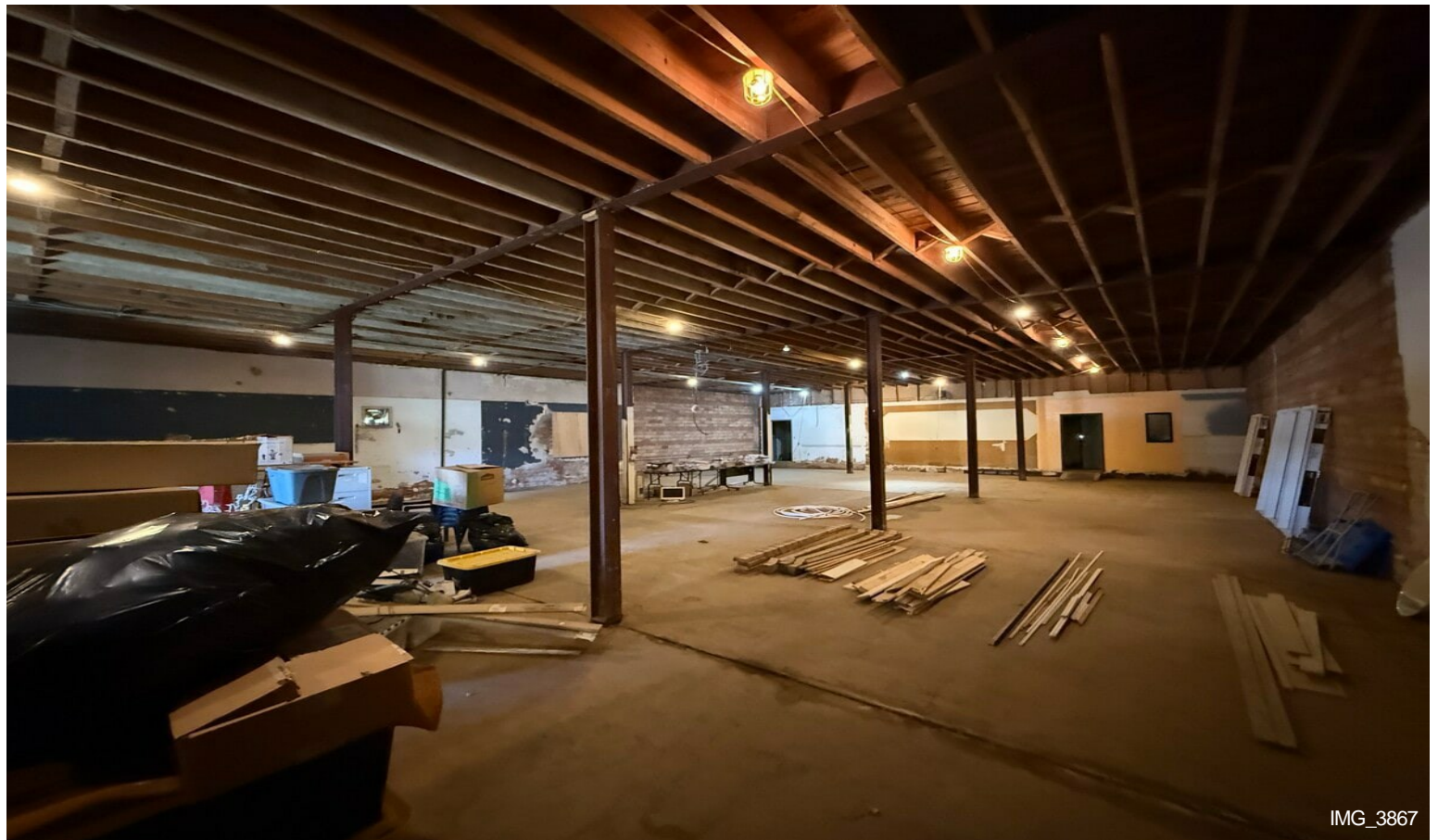
Price:	\$349,000
Property Type:	Retail
Property Subtype:	Storefront
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.15 AC
Gross Building Area:	4,700 SF
No. Stories:	1
Year Built:	1946
Tenancy:	Single
Parking Ratio:	1.27/1,000 SF
Clear Ceiling Height:	12 FT
Zoning Description:	C-4
APN / Parcel ID:	016724620
Walk Score ®:	48 (Car-Dependent)



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## Property Photos





## Property Photos



IMG\_3868



IMG\_3870



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Building Photo



Building Photo