

VERSITALE OWNER | USER or INVESTMENT OPPORTUNITY
FOR SALE 1,695,000.00

INTERWEST
REALTY

7501 BROADWAY EXTENSION, OKLAHOMA CITY, OK 73116
405.752.2525 | 405.752.5050 FAX



3401 N May Ave., Oklahoma City, Oklahoma 73112

INTERWEST
REALTY

7501 Broadway Extension
Oklahoma City, OK 73116

Presented By:

Anthony A Gore

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George W. Huffman

CEO | Managing Broker

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PROPERTY OVERVIEW

17,060± SF on N May Avenue | Space to Showcase, Operate & Grow

Give your business room to grow—and a visible address to call its own. Located at 3401 N May Avenue in Oklahoma City, this 17,060± SF commercial property combines expansive open areas, private offices, and warehouse space in a configuration that invites a range of business concepts.

For an owner-user, the appeal is practical: display products, meet with customers, support your team, and house inventory within the same property. The combination of finished interior space and open warehouse areas offers a starting point for a furniture or home-improvement showroom, specialty retailer, design business, or company seeking a customer-facing headquarters with substantial operational space. Existing kitchen and restroom facilities support daily operations, while the varied room sizes provide options for administrative offices, consultation rooms, training, or product displays. Prospective uses and alterations are subject to applicable approvals.

With frontage on N May Avenue near NW 33rd Street, the property offers an opportunity to establish a recognizable business presence within an existing commercial and residential setting. Buyers considering repositioning can explore how the current layout and exterior could be adapted to serve a new business or tenant. Walk the space, explore the possibilities, and discuss how the property could fit your plans. Contact Anthony Gore for additional information and a private tour.

Anthony Gore | InterWest Realty License # 213722

Direct: 405-420-5907 | Office: 405-752-2525 | Email: anthony@iwpok.com

OFFERING SUMMARY

\$99.36 SF / YEAR

BUILDING SIZE	17,060
LEASE TYPE	NNN
TYPICAL TERM	3-5 Years
CO-BROKERAGE	3% Primary Term



FOR SALE



3401 N May Ave



FOR SALE

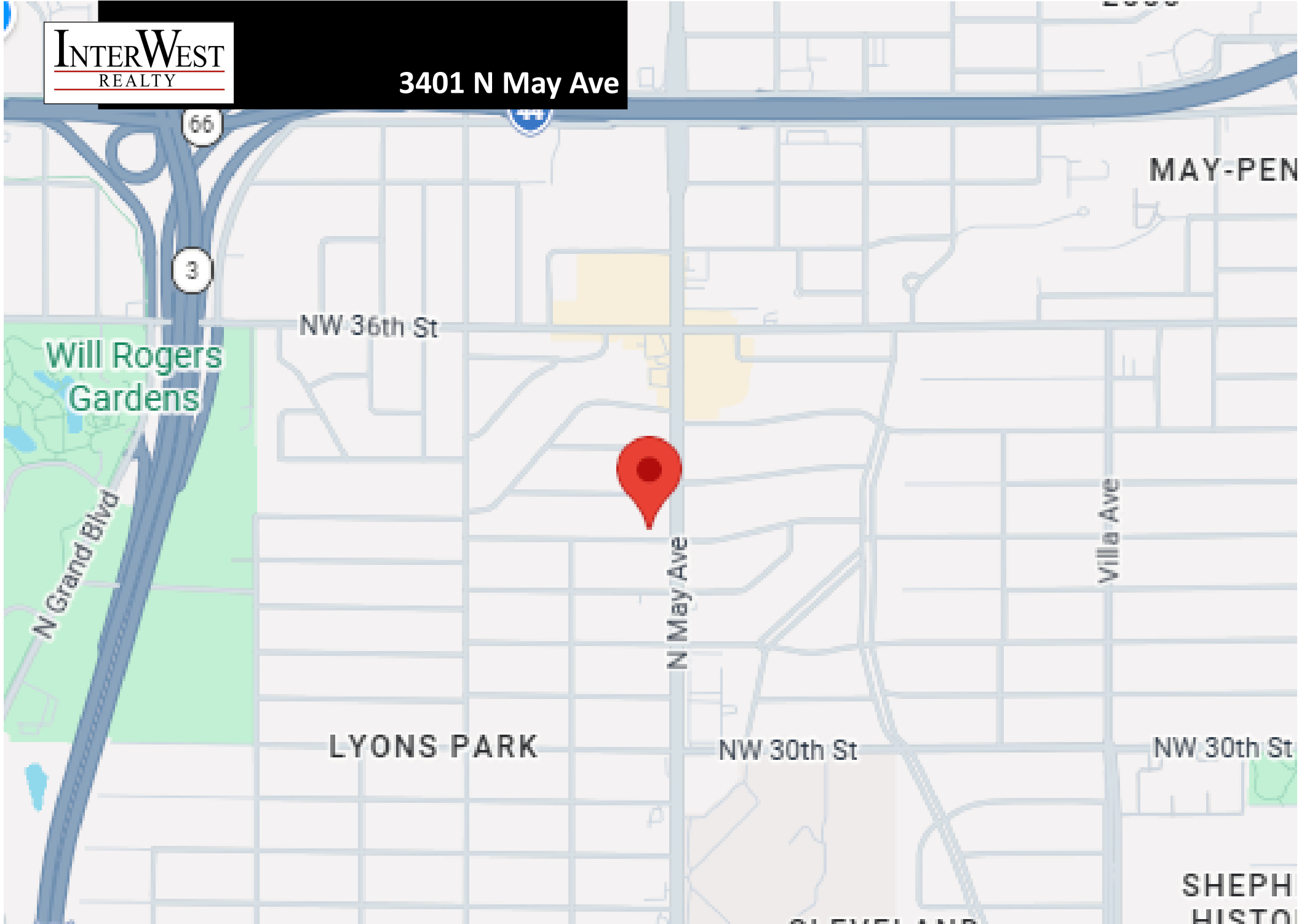






FOR SALE

3401 N May Ave



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Highlights:

- Versatile Owner-User or Investment Opportunity
- High Traffic Area
- **High-Visibility Location** with strong exposure along N May Avenue
- Excellent Access to I-44
- Flexible Office, Retail & Warehouse Configuration
- Overhead Door Access
- Extensive Power & Data Lines
- 24-Foot Ceiling Heights in warehouse areas

To schedule a Showing call: InterWest Office | 405-752-2525 or direct to

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