



16916 N.W. 23rd Street
El Reno, Oklahoma 73036

PROPERTY HIGHLIGHTS

Building 1:

- 21,392 SF Building
- 300 Parking Spaces
- Commercial Kitchen on Site
- Current Use Could be Upscale Restaurant
- Beautiful Designer Updates Throughout
- Re-purpose for Office/Showroom
- Open Floor Plans Throughout
- Heated & Cooled Throughout
- Septic with Banner Water
- Additional Land for Expansion or Yard

Building 2:

- 2,240 SF Office Building
- 6 Office
- 1 Break/Kitchenette
- Conference Room & Reception Area

Cell Tower Not Included

TOTAL SF **33,552 SF MOL**

LAND IN ACRES **10 MOL**

ZONING **Unincorporated
(No Zoning Restrictions)**

GENERAL USE **Industrial**

2013 TAXES **\$7,956**

Building 3:

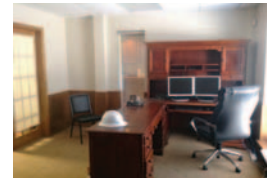
- 2,400 SF Industrial Building
- 22' Clear Ceiling Height
- (2) 16' Overhead Doors 1 Manual & 1 Electric
- Small Office with A/C & 1 Storage Area
- 3 Phase 480 Power
- Heated
- Restrooms

Building 4:

- 1,600 SF Storage Building

Building 5:

- 4,800 SF Newer Industrial Building
- (2) 12' Dock High Doors
- Rough Plumbed, No Electric



QR Video

For more information:

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El Reno, Oklahoma
73039



Traffic Count: 2,093 CPD

Banner School

Jenson Road

Banner Road

SITE

DEMOGRAPHICS

Population

1 Mile:	3 Mile:	5 Mile:
167	953	3,889

Average Household Income

1 Mile:	3 Mile:	5 Mile:
\$89,724	\$86,300	\$89,496

Total Households

1 Mile:	3 Mile:	5 Mile:
61	327	1,416

LOCATION HIGHLIGHTS

- Easy Access to I-40
- Outside City & County Zoning
- Between El Reno & Yukon
- Heavy Oil & Gas Industry Traffic
- 20 Minutes or Less to Oklahoma City

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