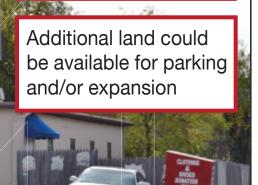
Na ISullivan Group

Retail Building For Sale

2,394 SF

Sales Price: \$245,000 PRICE REDUCED!



1732 N.W. 23rd Street

Oklahoma City, Oklahoma 73106

PROPERTY HIGHLIGHTS

- 2 ADA Restrooms & 2 Additional Restrooms
- Full Kitchen
- 1 Office
- 2 HVAC Units
- Fenced Exterior Area
- 4 Exits
- Formerly a Child Care Facility Licensed for 45 Children
- Easy Conversion to Another Use
- Great Location for Restaurant, Coffee/Sandwich Shop, Office/Retail Use



TOTAL SF	2,394 SF MOL
LAND IN ACRES	0.1509 MOL
ZONING	C-3, Community Commercial District
GENERAL USE	Retail
TAXES	\$2,572.94
PARKING RATIO	8 Total Parks/1 Handicapped
BUILT	1999

www.naisullivangroup.com

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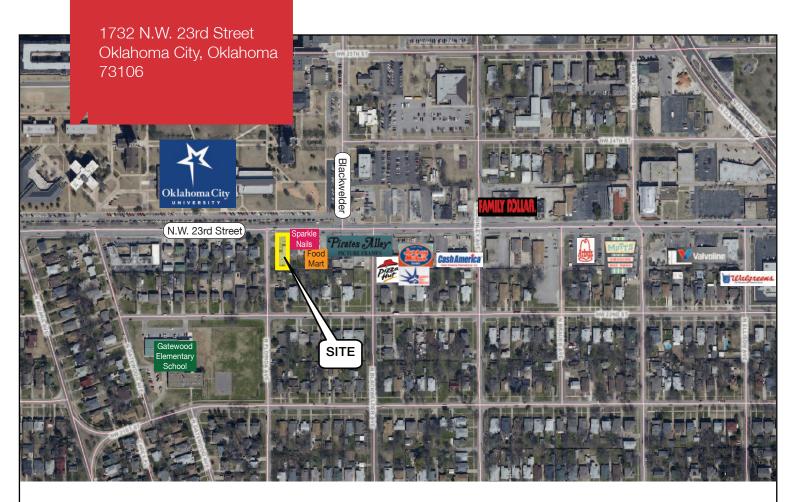
For more information:

Amanda Sullivan

Cell: 1 405 323 6423 amanda@naisullivangroup.com

4045 N.W. 64th Street, Suite 340 Oklahoma City, Oklahoma 73116 Office: 1 405 840 0600

Fax: 1 405 840 0610



DEMOGRAPHICS

Population		
1 Mile: 17,215	3 Mile: 86,610	5 Mile: 214,948
Average Household Income		
1 Mile: \$44,492	3 Mile: \$49,271	5 Mile: \$49,621
Total Households		
1 Mile: 6,962	3 Mile: 37,016	5 Mile: 87,089

LOCATION HIGHLIGHTS

- Dimensions: 141' x 50'
- Frontage: 50' on N.W. 23rd Street
- Located in the Uptown 23rd Street District Revitalization Area
- New Restaurants & Stores Coming to the 23rd Street Corridor
- Oklahoma City University Across the Street
- 3 Miles from Downtown Oklahoma City
- 1 Mile from the Paseo Arts District

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