

FOR SALE



INDUSTRIAL

4500 NE 23rd St Oklahoma City OK 73121

INVESTMENT OVERVIEW

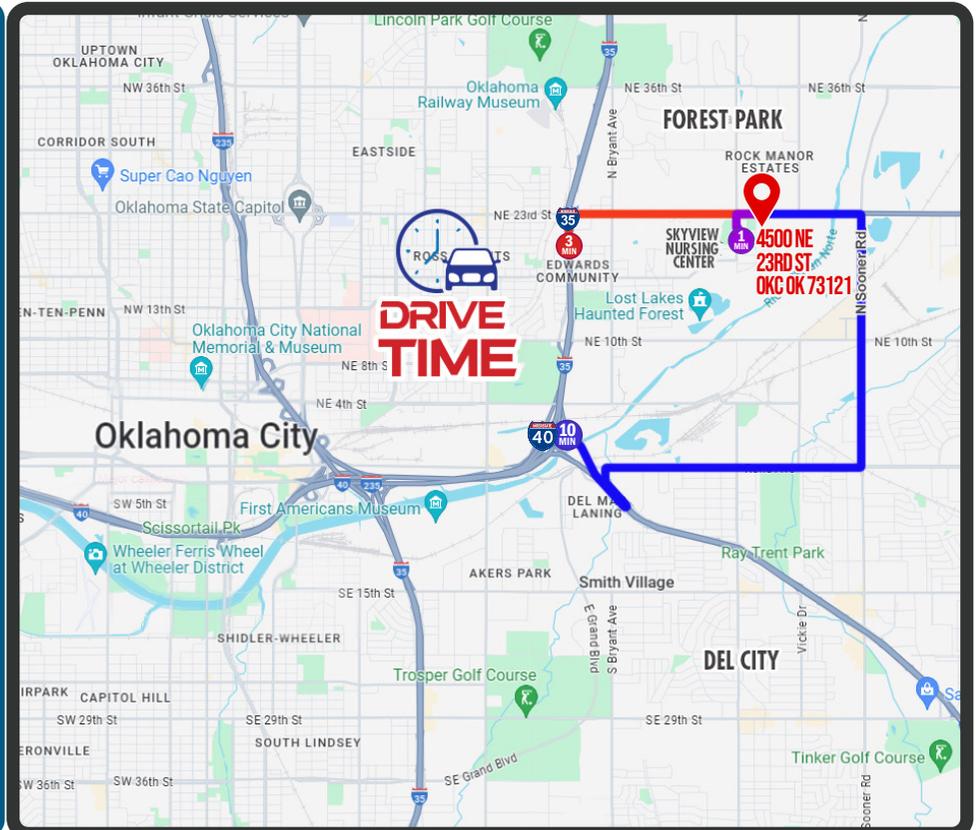
- **Versatile Zoning:** SPUD approved for RV/Boat Storage, easily rezone to C-3, I-7, or I-2.
- **Strategic Location:** Minutes from I-35 and I-135, frontage on Highway 62, less than 10 mins to I-40/I-35 intersection
- **High-Traffic Visibility:** 4-lane highway offers great visibility to 20,000 daily commuters

LIST PRICE	\$550,000
POTENTIAL ZONING	C-3, I-7, I-2
LOT SIZE	5 acres
PROPERTY TYPE	LAND



(405) 296-6084 getcre.info/4500







SOUTHEAST 23rd STREET VIEW

PHASE 1

PHASE 1 WILL CONSIST OF A SINGLE 9000sqft BUILDING PROVIDING (6) 1500sqft LEASE SPACES. THE PROJECT SHALL INCLUDE A NEW ENTRY DRIVE OFF OF NE 23rd STREET INCLUDING ALL PARKING FOR BOTH PHASES.

PHASE 2

PHASE 2 WILL CONSIST OF A SINGLE 9000sqft BUILDING PROVIDING (6) 1500sqft LEASE SPACES.

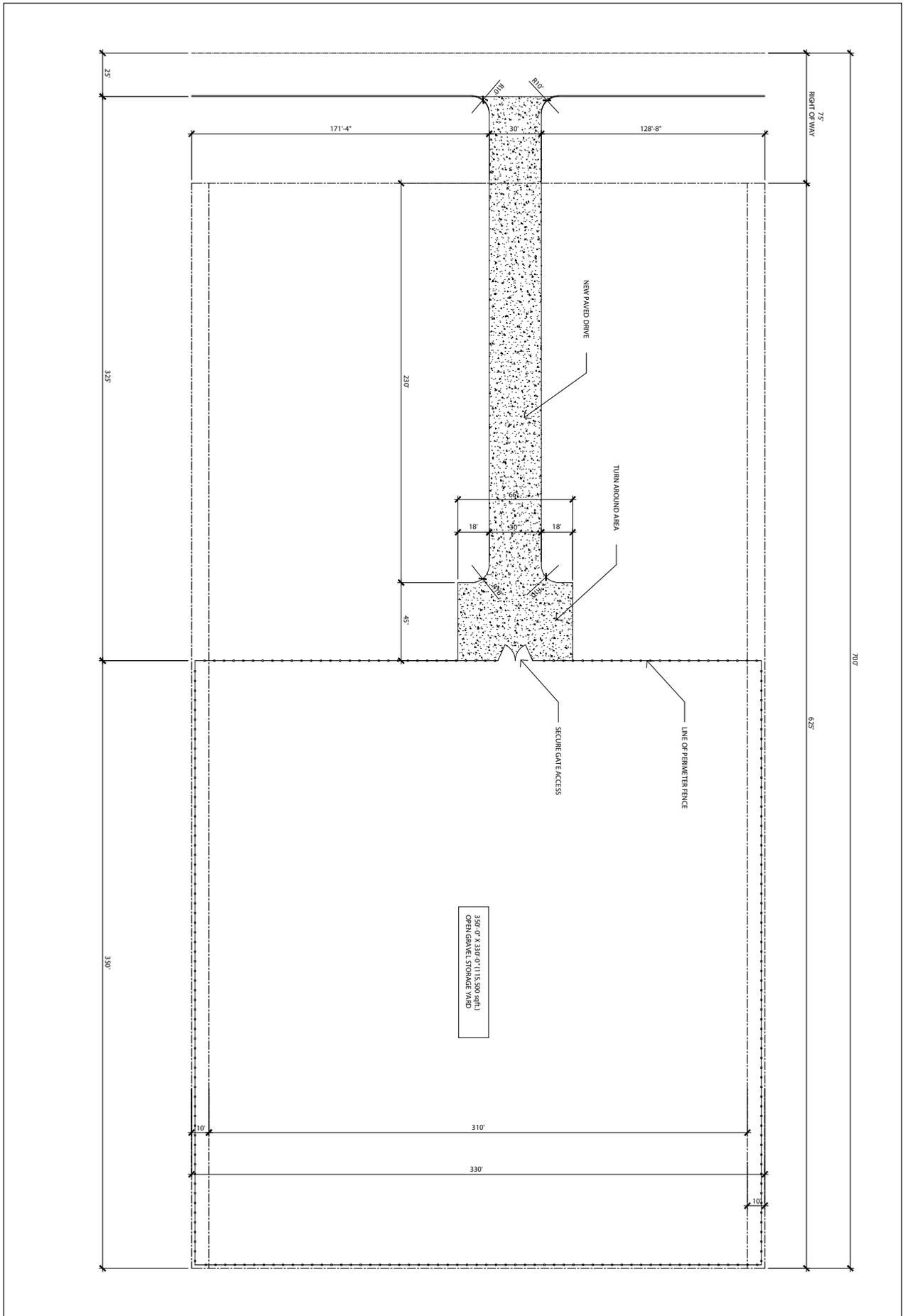
ANOTHER LEVEL BUSINESS COMPLEX

4500 NE 23rd STREET, OKLAHOMA CITY, OK



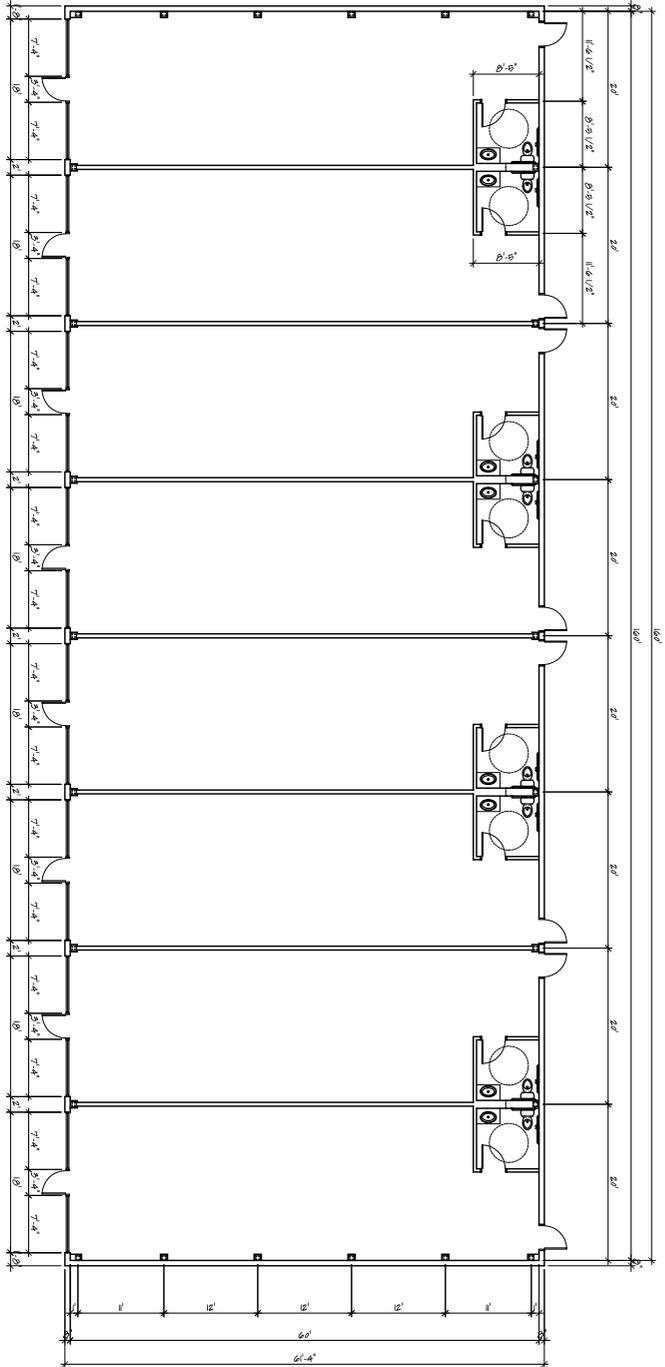
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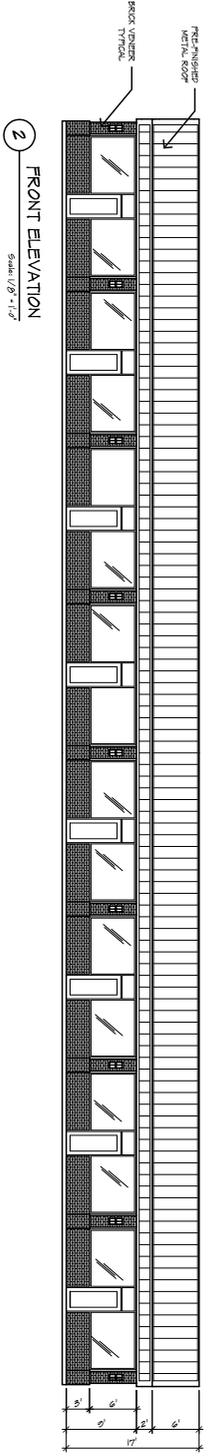


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1 FLOOR PLAN
Scale: 1/8" = 1'-0"



2 FRONT ELEVATION
Scale: 1/8" = 1'-0"