

FOR SALE



RETAIL

417 NW 23rd St OKC OK 73103

INVESTMENT OVERVIEW

- Prime location beside Tower Theatre in downtown OKC.
- Priced at \$105/sqft, a potential bargain compared to neighboring properties at \$140/sqft.
- Opportunity for unrestricted historic building renovation.
- Surrounded by vibrant local restaurants and bars.
- 9,500 sqft for flexible customization.
- Exceptional daily visibility with 22,000+ passing vehicles.

PROPERTY PRICE	\$992,000 (\$105/sqft)
LOT SIZE	6,150 sqft
IMPROVED SIZE (SQFT)	9,432 sqft
ZONING	C4



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This commercial property was built in 1951. With a Daily traffic count over 22,000 vehicles, this space offers a lot of choices for an investor or business owner. The property is just minutes away from OKC's top districts including Downtown, Paseo Arts District, Asian District, Plaza District and the Oklahoma State Capitol.

You will find some of the hottest live entertainment just a couple doors down at the iconic Tower Theatre. You are also surrounded by the top local bar hangouts such as The Pump Bar, the Bunker Club, Pony Boy and The Eleanor. This location offers plenty of delicious local food options Pizzeria Gusto, The Drake, Cheever's Cafe, Tuckers Onion Burgers and Big Truck Tacos just to name a few.

The vibrant atmosphere of this location is tough to compare. Starbucks, Old School Bagel Cafe, Dunkin Donuts, Hurts Donuts, Taco Bell, McDonalds, Carl's Jr are all located within a short walk.

Call or email us today to schedule a showing of this Retail Commercial Property!



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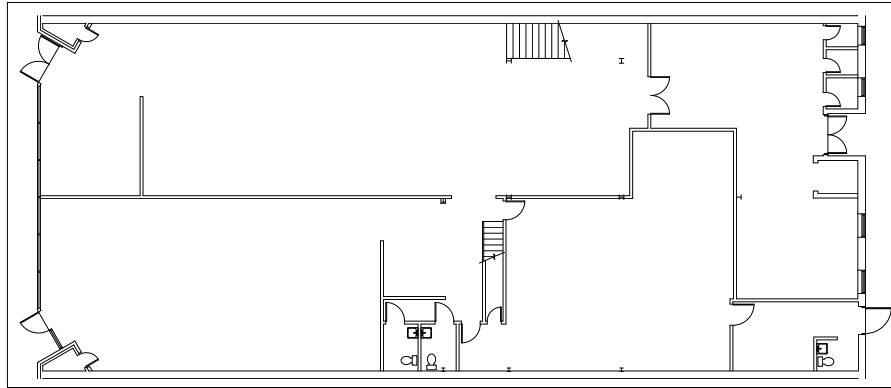
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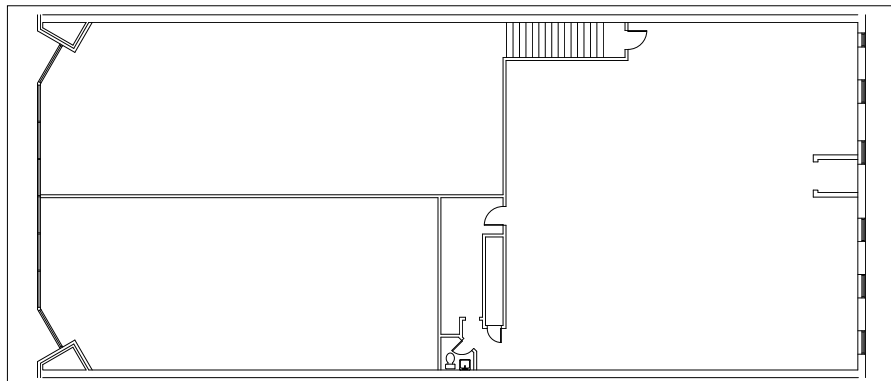


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AS-BUILT
1 1ST FLOOR PLAN
A1.1 SCALE: 1/8" = 1'-0"



AS-BUILT
2 2ND FLOOR PLAN
A1.1 SCALE: 1/8" = 1'-0"

AS-BUILT FLOOR PLANS

REVISIONS:

BAR & SPA
417 NW 23RD STREET
OKLAHOMA CITY, OKLAHOMA

PRELIMINARY:
FOR CONSTRUCTION



sam.moore.architect

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405.427.1986
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DATE: 4.4.23
PROJECT: 2008
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