

**OWNER FINANCING AVAILABLE**



## 3031 N.E. 23<sup>rd</sup> Street

Oklahoma City, Oklahoma 73121

### PROPERTY HIGHLIGHTS

- 6 ft Metal Fenced Yard
- 27 Dedicated Parking Spaces
- 18' Clear Ceiling Heights
- Cannabis Friendly
- Fire Suppression System
- Additional Land Available

TOTAL SF	37,560 SF
TOTAL ACRES	2.67 Acres
YEAR BUILT / RENOVATED	1997
ZONED	C-3

### SUITES AVAILABLE

- Suite A: 8,810 SF - \$10,000/Month NNN
  - 7,250 SF Shop Space & 1,560 SF Office
  - 12' x 22' Grade Level Door
  - Sprinklered
- Suite B: 23,180 SF – Call For Pricing
- Suite C: 14,380 SF – Call For Pricing

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**Bob Sullivan, CCIM**

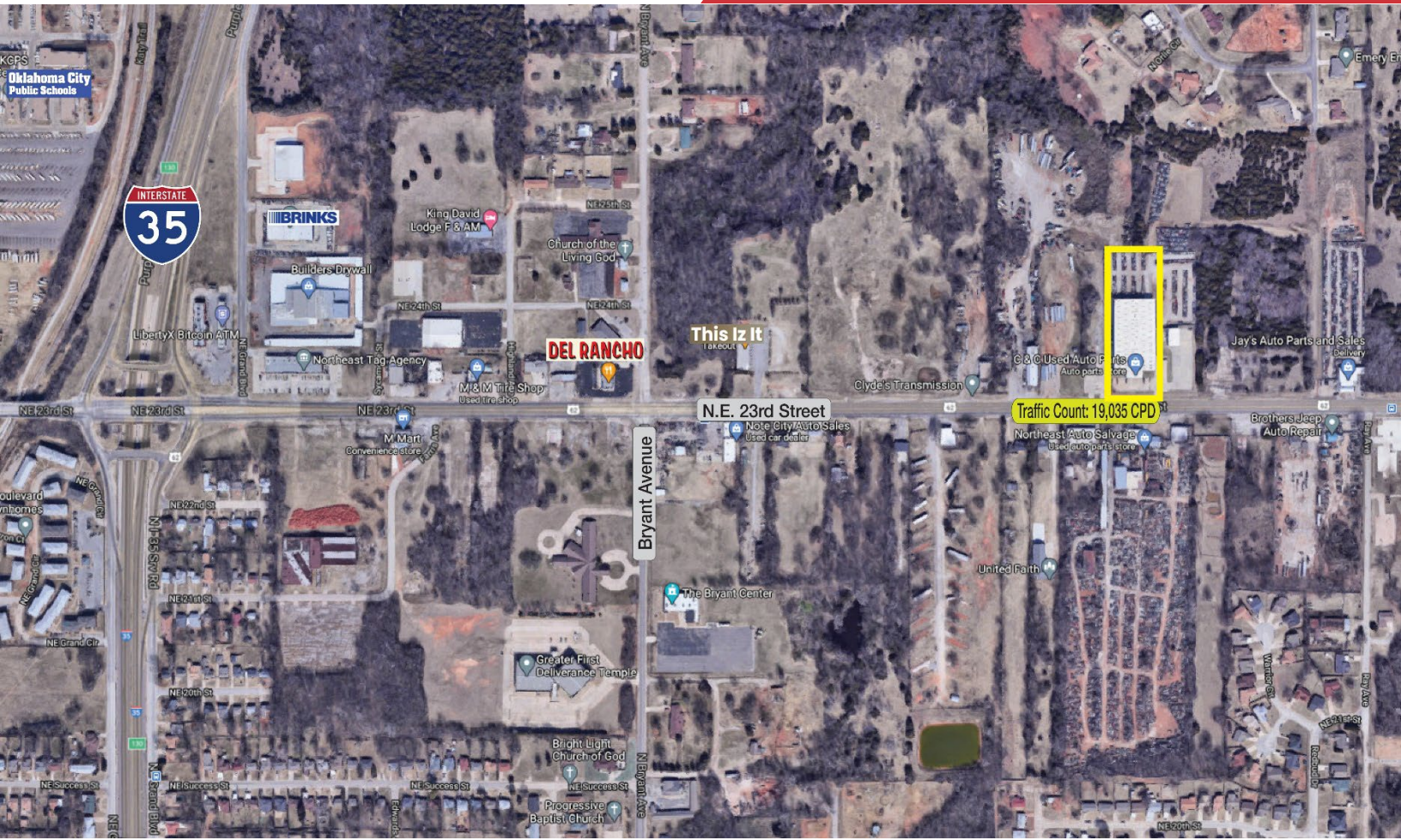
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## LOCATION HIGHLIGHTS

- Easy Access to I-35 / I-40
- 23rd Street Frontage
- Easy Access to Downtown
- Near Tinker Air Force Base

Population	1 Mile: 4,205	3 Miles: 36,050	5 Miles: 130,269
Average Household Income	1 Mile: \$49,449	3 Miles: \$50,109	5 Miles: \$60,762
Total Households	1 Mile: 1,764	3 Miles: 15,542	5 Miles: 54,094

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