

Sales Price: \$875,000



2412 S.W. 14th Street
Oklahoma City, Oklahoma 73108

PROPERTY HIGHLIGHTS

- **11,950 SF MOL**
- 200 SF Office
- Heavy Power 800 Amps
- Clear Ceiling Height 10' – 12'
- 10' & 12' Drive-In Doors
- Cannabis Friendly

LOCATION HIGHLIGHTS

- Located in Historic Stockyards District
- Popular Destination including Cattleman's Steak House & Langston's Western Wear
- Easy Access to I-40 & I-44

TOTAL SF	11,950 SF
BUILT	1972 & 1990
ZONED	I-2 SYT (Stockyards City Transitional)

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EXECUTIVE SUMMARY

We are offering for sale a two building complex at 2412 S.W. 14th Street in the Stockyards District to the City of Oklahoma City. This offering is for 2 buildings totaling approximately 11,950 square feet with I-2 zoning as follows:

Building #1: This 6,867 sf building has heavy electric power, is of metal construction with about 800 square feet of office. The building fronts on SW 14th Street and has one 12' drive in door.

Building #2: This 5,083 square foot metal building has heavy electric power that is distributed throughout the building. The building fronts on SW 14th Street and has one 10' drive in door.



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Population	1 Mile: 8,444	3 Miles: 95,792	5 Miles: 225,995
Average Household Income	1 Mile: \$32,420	3 Miles: \$48,239	5 Miles: \$52,195
Total Households	1 Mile: 2,662	3 Miles: 33,266	5 Miles: 87,248

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