

REDUCED Sales Price: \$775,000

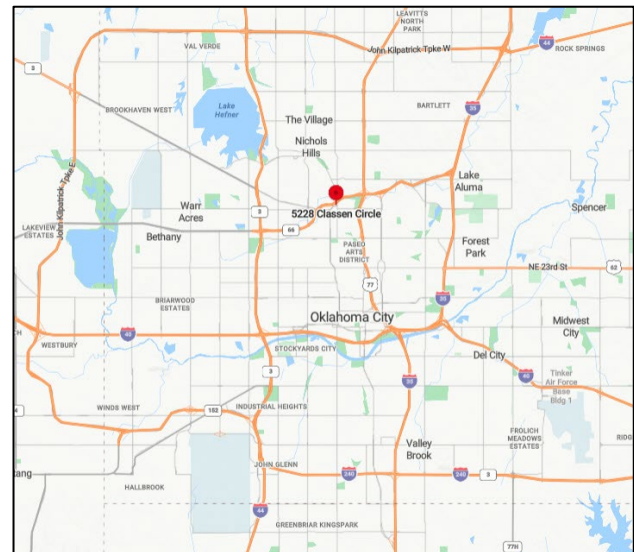


5228 Classen Circle

Oklahoma City, Oklahoma 73118

PROPERTY HIGHLIGHTS

- **Office Space with Storage and Distribution Possibilities**
- Currently in "Shell" Condition
- Overhead Door Access Allows for Small-Scale Distribution Usage
- Customizable Office Space
- Easy Access to I-44, I-235 and N.W. Expressway
- Close to Bishop McGuinness and Chesapeake Campuses
- Easy access to Western Avenue Corridor



TOTAL SF	11,733 SF on 0.32 Acres MOL
BUILT	1947 & 1958
ZONED	C-4, General Commercial

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Come see this Mid Century office and warehouse property, priced at \$775,000, in a great Belle Isle location. The current owner stripped the interior back to "shell" state, making the building ready to be customized for office with distribution usage. An overhead door opens to a large open area for storage, staging or production activities. The property is in close proximity to the Bishop McGuinness High School campus, the Chesapeake campus and the Western Avenue corridor. This prime location allows easy access to I-44, I-235 and Northwest Expressway. Customize this great property into your business's new home.



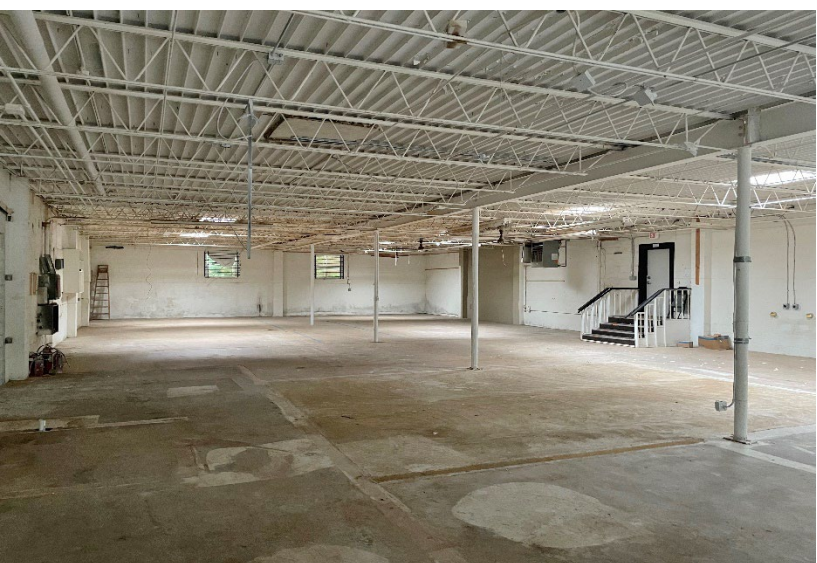
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Population	1 Mile: 6,758	3 Miles: 84,808	5 Miles: 191,634
Average Household Income	1 Mile: \$92,888	3 Miles: \$83,106	5 Miles: \$73,836
Total Households	1 Mile: 3,375	3 Miles: 38,571	5 Miles: 84,312

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