Former Franchise Automotive Dealership

1030 West Interstate 240 Service Road, Oklahoma City, OK 73139

For Sale



Phillip Mazaheri, CCIM
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405.843.7474

CREEK PRICE EDWARDS

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Property Description

This 29,716-square-foot building, constructed in 1993, offers a versatile layout ideal for industrial or vehicle-related operations. Its expansive floor plan accommodates a wide range of uses, from showroom and sales for parts and service and warehouse/storage functions. The property's solid construction and open design provide flexibility for customization, while high-clearance areas and wide access points support efficient workflow and equipment movement. With ample space for both customer-facing and operational needs, this well-maintained facility is suited for businesses seeking a functional and adaptable base. Its size, condition, and layout present a strong opportunity for investors looking for a property ready to support diverse commercial uses.

Property Highlights

- Showroom/Admin: 5,746 sf
- Parts/Storage: 6,097 sf
- Service Center: 17,873 sf
- Concrete Paved Lot over 3.8 Acres for Fleet vehicles

Offering Summary

Sale Price:	$4,900,000
Lot Size:	4.6 Acres
Building Size:	29,716 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,963	43,431	79,059
Total Population	13,024	116,375	217,162
Average HH Income	$55,481	$63,892	$69,418

Vehicles Per Day

I-240	105,688

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WAREHOUSE / SERVICE CENTER - 17,873 SF

The Warehouse of the building allows for an Industrial user to utilitize frontage portions of the building for light retail uses with the benefit of having a large warehouse connected. The property has 3.6 acres of paved concrete for fleet vehicles allowing semitruck access with multiple points in ingress/egress.

WAREHOUSE SPECIFICATIONS

- 3 Phase Power
- Radiant Heat in Warehouse
- Floor drains throughout
- 18 Total vehicle lift stations
- Air Compressor Lines throughout bays
- Champion Nitrogen Generator Air Compressor
- Wet Sprinkler system throughout
- Exhaust Fans
- Fully fenced yard with security lighting

BAY 1

- Shop Office: 35' X 14'
- 14'4" clear height to the bottom of the heaters
- 18' clear height to the beams
- 2 - 10' X 10' doors - Grade-Level Electric Doors
- 2 - Big Ass Fans
- 1 - 14' X 18' wide Grade-Level Electric Doors
- 5 - Vehicle lift stations

BAY 2

- 10'4" clear height to the Big Ass Fans
- 13'8" clear height to the bottom of the beams
- 2 - Big Ass Fans
- 2 - 12' X 14' wide Grade-Level Electric Doors
- 13 Vehicle lift stations

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LOCATION DESCRIPTION

Located in the vibrant south Oklahoma City corridor, the former dealership offers exceptional visibility and accessibility within the thriving Oklahoma City metro market. The property benefits from proximity to major transportation routes, including Interstate 240 and Interstate 35, ensuring strong connectivity throughout the Oklahoma City Metro. With the property being located across from South OKCs premier Power Center, 240 Penn Park, retail traffic and visibility significant. Nearby retail and service hubs include: The Garage, Chick-Fil-A, McDonald's, Best Buy, Petsmart, Five Below, Old Navy, Ross, Michael's, Marshalls and many more. The property is situated for Automotive-related businesses and Industrial service centers. With Oklahoma City's diverse economy, steady population growth, and pro-business environment, the location provides an attractive setting for capturing both local and regional traffic.

******** The Garage Burgers Burgers & Beers - Available to be purchased separately as an investment. ********

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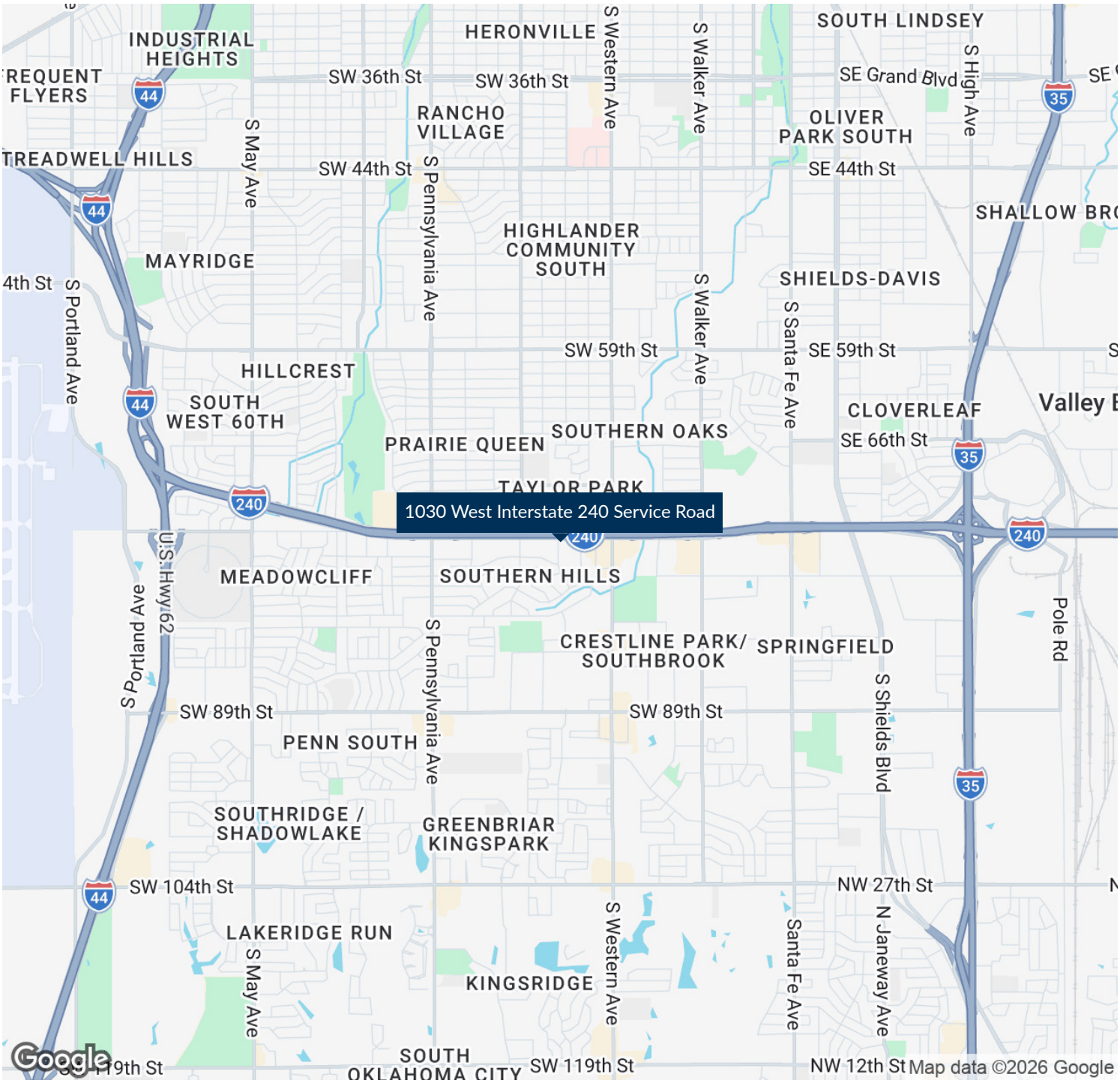
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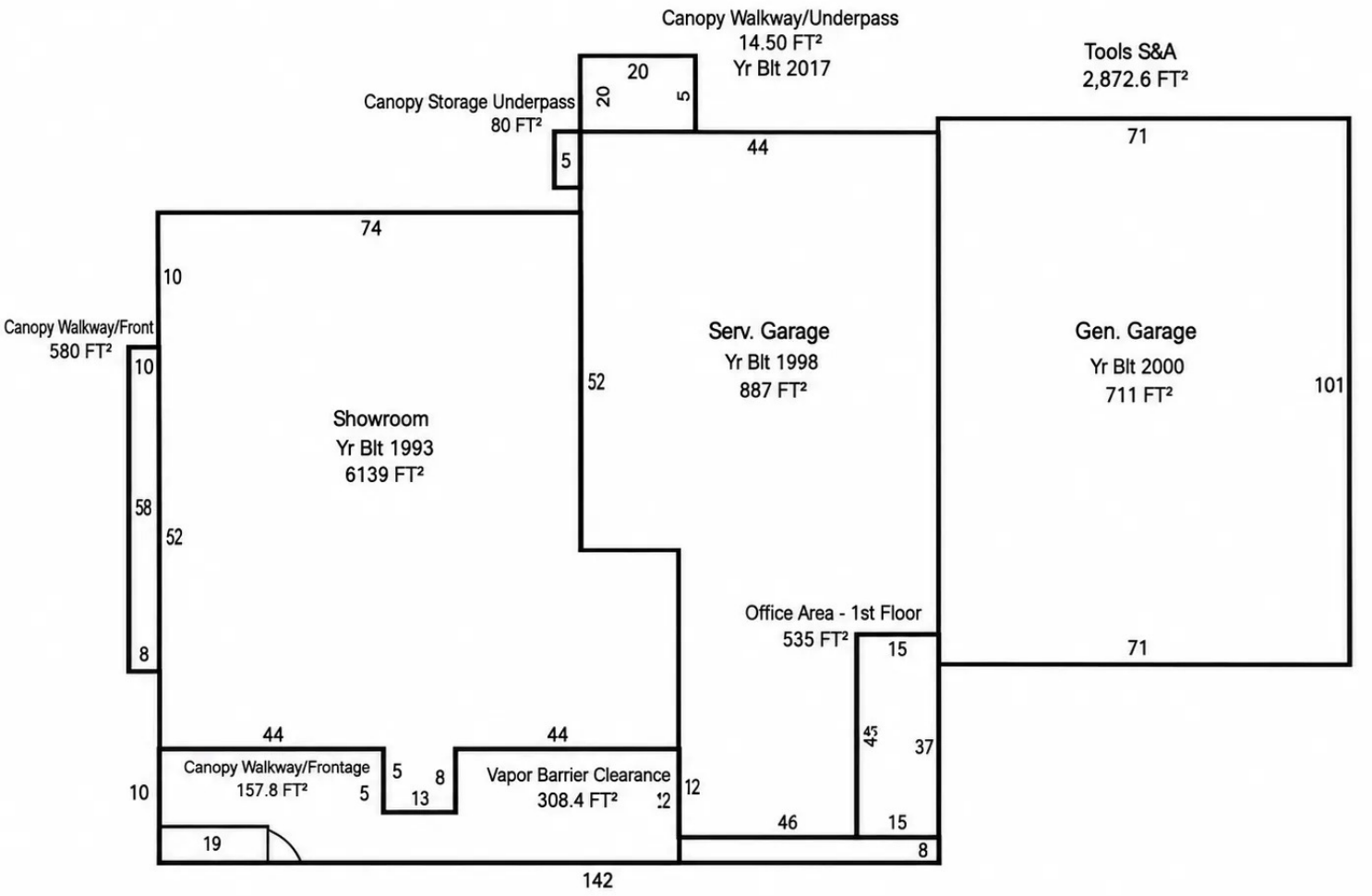
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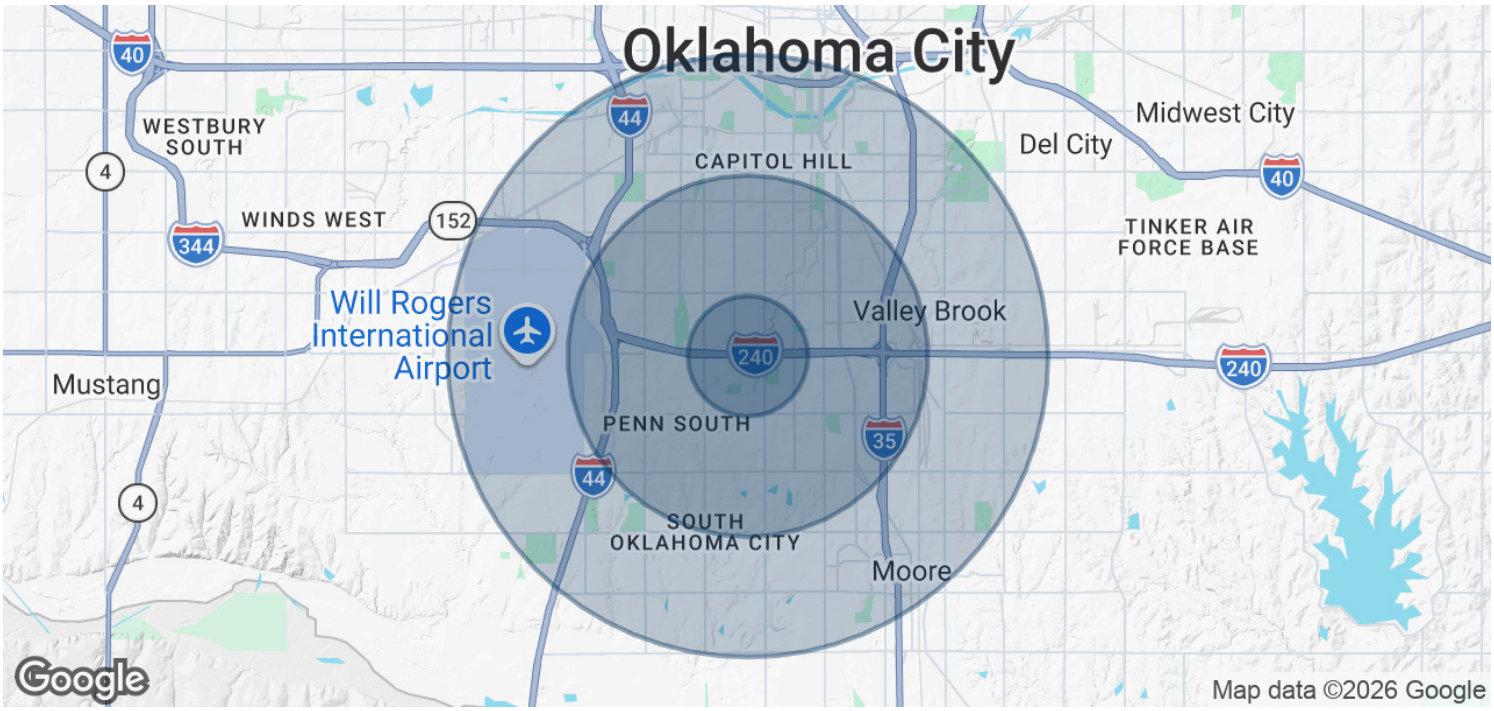
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Population	1 Mile	3 Miles	5 Miles
Total Population	13,024	116,375	217,162
Average Age	37	37	37
Average Age (Male)	36	36	36
Average Age (Female)	38	38	37

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,963	43,431	79,059
# of Persons per HH	2.6	2.7	2.7
Average HH Income	$55,481	$63,892	$69,418
Average House Value	$161,429	$166,717	$177,541

2020 American Community Survey (ACS) *10052026*

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