

FOR SALE

FLEX RETAIL AND INDUSTRIAL STYLE SPACE

4429 NW 10th St.
Oklahoma City, OK 73107

ALEX SAMPLES
405.464.3030
alex@creekcre.com

ETHAN SLAVIN
405.830.0252
ethan@creekcre.com

JOHNNY STRADAL
405.990.0569
johnny@creekcre.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$819,000
Building Size:	10,500 SF
Lot Size:	36,205 SF
Number of Units:	2
Price / SF:	\$78.00
Year Built:	1988
Zoning:	C-3

PROPERTY OVERVIEW

This 10,500 SF commercial property in Oklahoma City's West-Central submarket offers excellent visibility and access along NW 10th Street, a major roadway with strong traffic counts. Set on 0.8 acres, it includes a 8,400 SF warehouse with two loading docks and office space, plus 2,100 SF of retail frontage divided into two units. The flexible layout supports light manufacturing, distribution, or retail uses.

PROPERTY HIGHLIGHTS

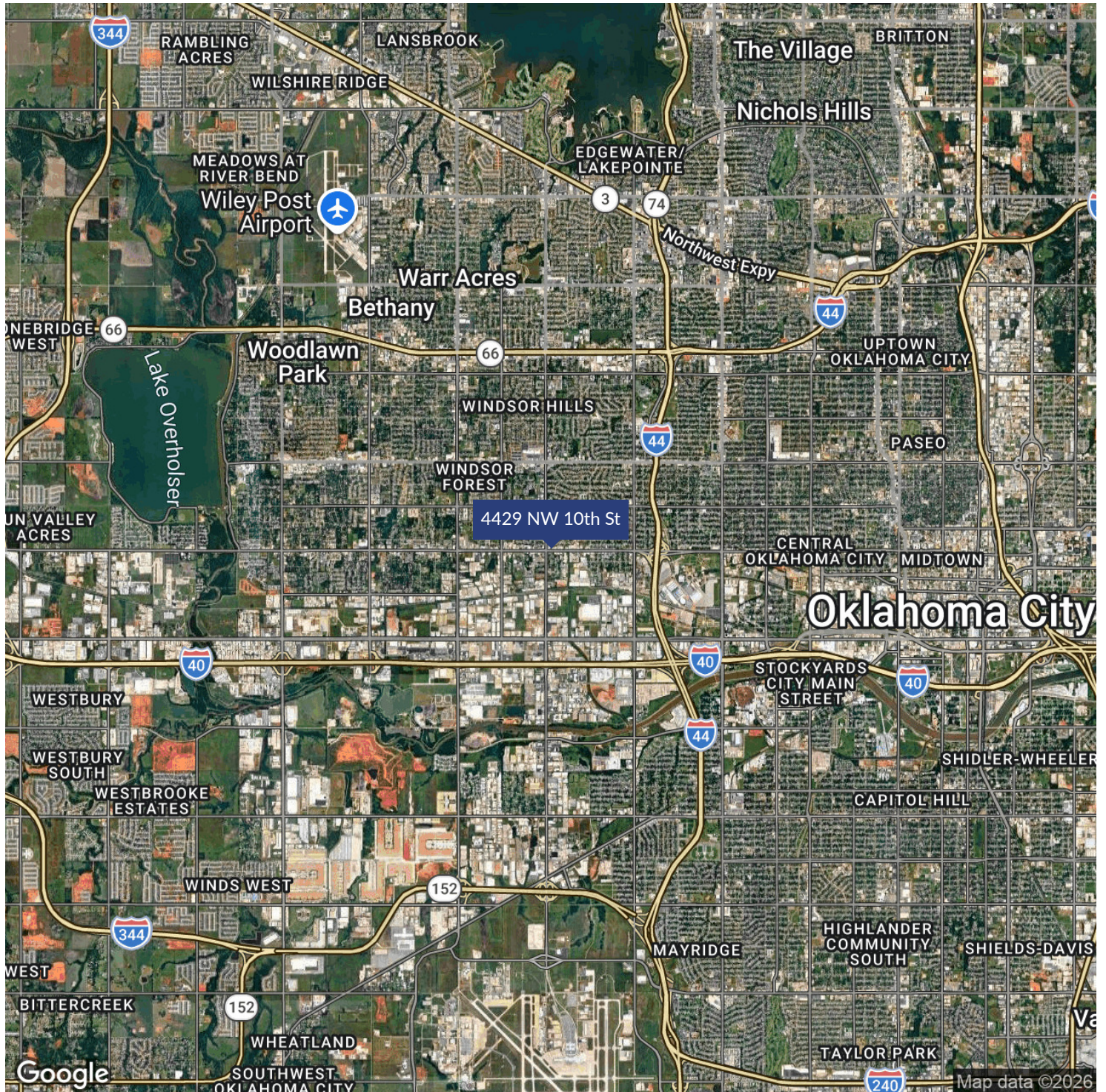
- Owner is open to considering Owner Financing options
- Front/Retail Building:
 - Spacious reception/retail area with excellent visibility
 - Two offices & two restrooms
- Warehouse:
 - Two 10'H x 10'W dock-high doors
 - Heated warehouse space with 10'-14' clear height
 - 7,200 SF of warehouse space
 - Approx. 1,200 SF conditioned space with reception, office & restroom
- 130' of Frontage on NW 10th with 20,570 Vehicles Per Day (2020 Report)
- Plenty of parking for employees and customers

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LOCATION MAP



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ADDITIONAL PHOTOS



RETAIL / RECEPTION AREA



OFFICE AREA

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