

Retail Building
For Sale or Lease

11,000 SF & 1.50 Acres

Sales Price: \$1,232,000

Lease Price: \$10.00/SF NNN



4000 W. Reno Avenue

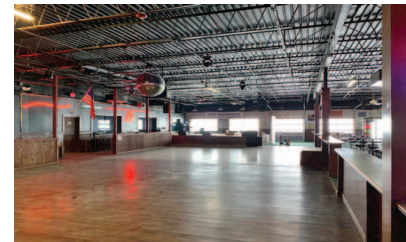
Oklahoma City, Oklahoma 73107

PROPERTY HIGHLIGHTS

- Rare ABC-3 Overlay Zoning Allowing Liquor Sales without Food Sales
- “Turn-Key” Operating Western Bar
- Business & Equipment Included
- Can Be Converted to Light Industrial Use/Showroom Space
- Fully Climate Controlled
- Ample Parking
- Renovated Interior
- Heavy Power-600 Amp

LOCATION HIGHLIGHTS

- Frontage: 140’ on W. Reno Avenue
- Located on High Traffic West Reno Avenue
- Easy Access to I-40, I-44 & I-35
- Located Directly Next to Six Flags White Water Bay



TOTAL SF	11,000 SF MOL
LAND IN ACRES	1.50 MOL
ZONING	I-2
BUILT	1984
TAXES	\$11,139.86

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4000 W. Reno Avenue
Oklahoma City, OK 73107



DEMOGRAPHICS

Population

1 Mile: 886	3 Mile: 74,184	5 Mile: 227,152
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Average Household Income

1 Mile: \$24,582	3 Mile: \$35,946	5 Mile: \$39,981
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Total Households

1 Mile: 400	3 Mile: 28,158	5 Mile: 90,214
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