



11600 N. Pennsylvania Avenue

Oklahoma City, Oklahoma 73120

PROPERTY HIGHLIGHTS

- 10,872 SF on 1.73 Acres MOL
- Cannabis Grow Facility with 1,200 Amp Electrical Service
- Climate Controlled
- Ample Parking



TOTAL SF	10,872 SF
TOTAL ACRES	1.73 Acres
YEAR BUILT / RENOVATED	1987
ZONED	SPUD-684

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Bob Sullivan, CCIM
+1 405 641 9798
bob@naisullivangroup.com

4045 N.W. 64th Street, Suite 340
Oklahoma City, OK 73116
www.naisullivangroup.com

+1 405 840 0600 OFFICE
+1 405 840 0610 FAX

EXECUTIVE SUMMARY

The property located 11600 N. Pennsylvania in Oklahoma City, Oklahoma, is located in the north central area of the city, one and a half miles south of the Kilpatrick Highway, two miles west of the Broadway Extension and two miles east of the Lake Hefner Parkway. The site has great access to the main traffic arteries in north Oklahoma City.

The building is a single story building with wood frame and brick veneer built in 1987. The property has a total of 10,872 square feet and sits on approximately 1.7 acres. There are 1,200 amps of electric service to the building, although some of the wiring has been removed from the electric panel to the outlets.

The property is zoned in a SPUD-684, which has a C-3 commercial zoning as a base and allows for a variety of commercial uses. The site currently has public utilities to the site including water, sewer, and storm water. The following uses are permitted at this property:

Horticulture (8150.7) Dwelling Units and Mixed Use (8200.2) Senior Independent Living (8200.13) Cultural Exhibits (8250.5) Library Services and Community Centers (8250.11) Low Impact Institutional: Neighborhood Related (8250.14) Administrative and Professional Office (8300.1) Adult Day Care Facilities (8300.2) Animal Sales and Services: Grooming (8300.8): Animal Sales and Services: Kennels and Veterinary, Restricted (8300.11) Building Maintenance Services (8300.23) Business Support Services (8300.24) Child Care Centers (8300.25) Eating Establishments: Sit down, Alcohol Not Permitted (8300.37) Funeral and Interment Services: Undertaking (8300.44) Laundry Services (8300.48) Medical Services: General (8300.52) Medical Services: Restricted (8300.53) Personal Services: General (8300.58) Personal Services: Restricted (8300.59) Repair Services: Consumer (8300.61) Research Services: Restricted (8300.62) Retail Sales and Services: General (8300.63) Custom Manufacturing (8350.3).

The interior of the building has been taken back to the framing studs and is ready for a new purpose. The exterior of the building seems to be in good repair and there are parking spaces for 72.



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LOCATION HIGHLIGHTS

- Located in N.W. Oklahoma City
- South of Chisholm Creek Development
- Closest Main Intersection 122nd & Pennsylvania

Population	1 Mile: 14,578	3 Miles: 69,229	5 Miles: 173,446
Average Household Income	1 Mile: \$55,738	3 Miles: \$77,176	5 Miles: \$86,597
Total Households	1 Mile: 7,298	3 Miles: 31,887	5 Miles: 76,667

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