

FOR SALE

1701 N Portland
Ave, Oklahoma
City, OK 73107

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BURCHFIELD
REALTY / commercial
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1701 N Portland Ave, Oklahoma City, OK 73107



Sale Price - \$399,000

PROPERTY HIGHLIGHTS

- ±5,000 SF commercial building
- C-3 General Commercial zoning
- High-visibility corner location
- Strong frontage on N Portland Ave
- Flexible layout for retail, office, or service users
- Excellent owner-user or investment opportunity
- Convenient access to I-40 and downtown Oklahoma City
- Ample nearby parking and established commercial surroundings
- High daily traffic counts with excellent signage potential
- Located in a growing commercial corridor with surrounding businesses

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PROPERTY SUMMARY

This versatile commercial property was formerly a full-service grow house and dispensary, offering a rare mix of retail and industrial functionality. It features a welcoming retail storefront, two large open rooms, multiple storage closets, and two full bathrooms — all in a layout built for flexibility.

The space works great as-is for merchandise storage or distribution, taking advantage of the existing retail front, or it can be reimaged by removing interior walls to create one large, open warehouse-style space for manufacturing, wholesale, or fulfillment. A great opportunity for a buyer or tenant looking for adaptable commercial space with the infrastructure already in place.

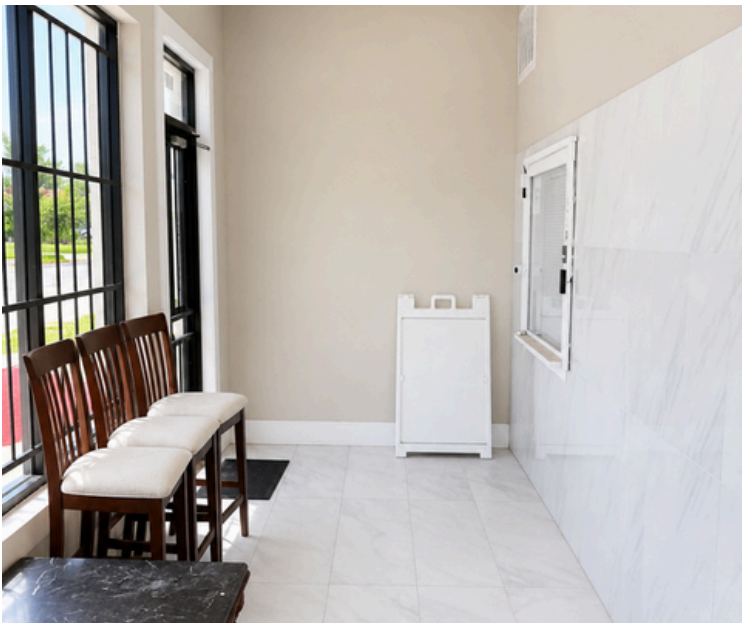
Zoning Description

C-3 General Commercial zoning allows a wide range of retail, office, restaurant, automotive, service, and commercial business uses.

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