

FOR SALE

220 SW 25TH ST.

220 SW 25TH ST, OKLAHOMA CITY, OK 73109



BANTA
Property Group

BANTA PROPERTY GROUP, LLC

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308 SW 25TH, OKLAHOMA CITY, OK 73109

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CAPITOL HILL BUILDING & LOAN ASSOCIATION

220 SW 25TH ST, OKLAHOMA CITY, OK 73109



OFFERING SUMMARY

Sale Price:	\$1,385,000
Building Size:	mol 15,000 SF
Lot Size:	0.18 Acres
Price / SF:	\$92.33
Year Built:	1928
Renovated:	1980
Updated:	2025
Zoning:	Urban Design District C-CBD
Market:	Oklahoma City
Submarket:	South
Traffic Count:	12,000
Traffic Count Street:	SW 25th corridor
Ceiling Height:	14'

PROPERTY OVERVIEW

Originally constructed in 1928 as the “Building & Loan Association,” this iconic two-story brick structure was later home to a T.G.&Y. variety store — a beloved Oklahoma retail brand. Built as a cornerstone of Capitol Hill’s original downtown retail corridor, the property now stands ready for its next transformation. The two-story brick asset has been structurally maintained and thoughtfully upgraded with a new passenger elevator, HVAC systems, 3-phase electric, and extensive plumbing throughout. The layout includes column supported 7,000 SF open ground floor space, a mezzanine overlook, and alley access with a freight elevator shaft in place (retrofit potential).

With timeless materials, solid construction, and urban positioning, this property stands out for owner-users and redevelopers alike in one of Oklahoma City’s most exciting emerging districts. The surrounding investment, walkability, and rich cultural heritage make Capitol Hill a contender for the next frontier in urban growth, ripe for development-minded owners, creatives, and operators to take part in and be at the front door in the renewed interest in the corridor.

PROPERTY HIGHLIGHTS

- Over \$1.3 billion in surrounding investment (appx. 1 mile radius)
- Near transit lines and regional connector corridors
- Great visibility and signage opportunities on heavily traveled street
- Half a block and visible to Capitol Hill Plaza
- Ownership is willing to consider leasing

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LOCATION DESCRIPTION

Located on SW 25th Street in the heart of Historic Capitol Hill, 220 SW 25th offers a main-street presence just south of Downtown Oklahoma City. The district's historic storefronts, independent businesses, and strong cultural identity provide an established setting for continued investment and commercial growth.

Just a short walk from the property, the completed Plaza provides a dedicated gathering place for outdoor performances, neighborhood events, and everyday activity. Decorative lighting, shaded seating, landscaping, and architectural details celebrating the district's Hispanic heritage enhance Capitol Hill's commercial corridor.

Nearby Wheeler District continues to expand its mix of housing, restaurants, shops, and public spaces across a 150-acre master plan. Development includes The Lindy, a 199-unit apartment community, alongside continued single-family residential growth. This expanding residential base creates opportunities for Capitol Hill businesses to serve more customers through dining, retail, wellness, professional services, and entertainment.

Scissortail Park's Lower Park, the Oklahoma River trails, Wheeler Ferris Wheel, and the Boathouse District place the property near a broad network of recreation and cultural destinations. Together, these amenities give residents and visitors more reasons to spend time in and around the area.

Capitol Hill is also positioned to benefit from continued growth and reinvestment in the nearby Riverside District, with the potential to draw additional customers and business activity along SW 25th Street. Its established commercial corridor can serve as a complementary destination as connections between Downtown, Riverside, and the Oklahoma River continue to evolve..

EXTERIOR DESCRIPTION

Front Façade: Symmetrical layout with five tall second-story windows, newly refinished red brick and restored stonework. Large ground-floor storefront windows are primed for retail display or branding.

Side Façade: Prominent full-length brick wall along the west side of the building offers blank canvas potential for murals or signage.

Rear: Functional alley access includes a freight door, service entrance, and utilities access, with exposed historic red brick and original loading features.

INTERIOR DESCRIPTION

Historic tin ceiling above suspended ceiling tiles

Intentional exposed brick in selected areas, with a mix of existing wall finishes

First floor: 7,000 SF open column-supported layout and rear mezzanine overlook

Second floor: private rooms, large game room, offices, and kitchen along connecting corridor

UTILITIES DESCRIPTION

Electric: 3-phase

Gas/Water/Sewer

Fire Suppression system

Commercial ductwork and mechanicals throughout both floors

New HVAC

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LOCATION INFORMATION

Building Name	220 SW 25th St.
City, State, Zip	Oklahoma City, OK 73109
County	Oklahoma
Market	Oklahoma City
Sub-market	South
Cross-Streets	S Robinson Ave
Side of the Street	South
Road Type	Paved
Market Type	Large
Nearest Highway	I-35
Nearest Airport	Will Rogers

BUILDING INFORMATION

Tenancy	Single
Ceiling Height	14-16 ft
Condition	Average
Roof	Flat roof, TPO membrane updated within last few years. Skylights
Walls	Interior Walls: Combination of exposed brick, plaster over block, and wood paneling
Floor Coverings	Concrete ground level. Some original hardwood
Corridors	Yes
Foundation	Concrete slab + reinforced substructure
Exterior Walls	Reinforced red brick exterior walls
Mezzanine	Yes
Office Buildout	Second floor pre-configured for multiple offices

PROPERTY INFORMATION

Property Type	Retail/Office
Property Subtype	Mixed-Use
Zoning	Urban Design District C-CBD
Lot Frontage	50 ft
Lot Depth	140 ft

Amenities

Recent upgrades include a new passenger elevator, HVAC systems, and extensive plumbing throughout, supporting 7+ restrooms and unfinished shower-ready area. The building is equipped with 3-phase electric, a sprinkler-ready fire riser, and a clear-span ground floor ideal for flexible build-out or open-concept use. At the rear, the building features alley access with loading capability and a non-operational freight elevator shaft, providing future retrofit potential. With exposed brick walls, a mezzanine-level overlook, and historic storefront charm, the space is primed for creative reuse or investment-grade redevelopment.

Power	3-Phase
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PARKING & TRANSPORTATION

Street Parking	Yes
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UTILITIES & AMENITIES

Elevators	1 passenger, 1 freight
Central HVAC	Yes
Restrooms	7
Gas	Yes

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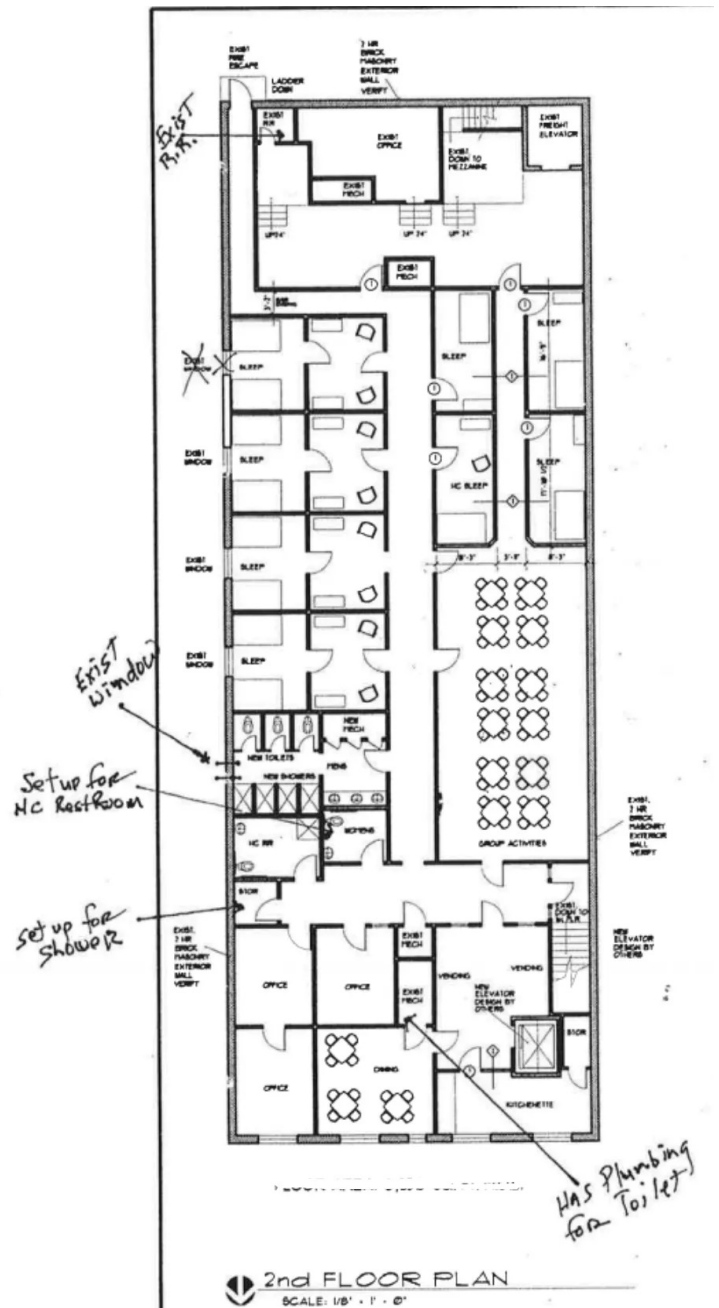
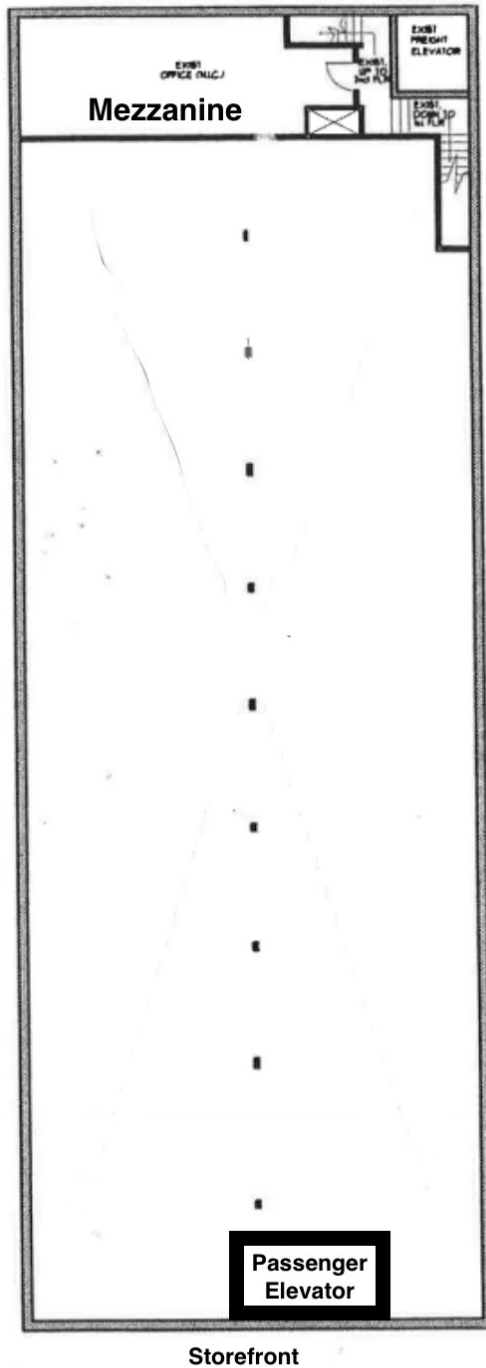
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STATUS: NOW UNDER CONSTRUCTION | EX

INVESTMENT: \$3 MILLION PUBLIC REDEVELOPMENT

HARVEY AVENUE BETWEEN SW 24TH & SW 25TH — VISIBLE FROM 220 SW 25TH ST



People have been talking about Capitol Hill's potential for a long time, and community leaders now describe the new Capitol Hill Plaza as the catalyst the district has been waiting for.

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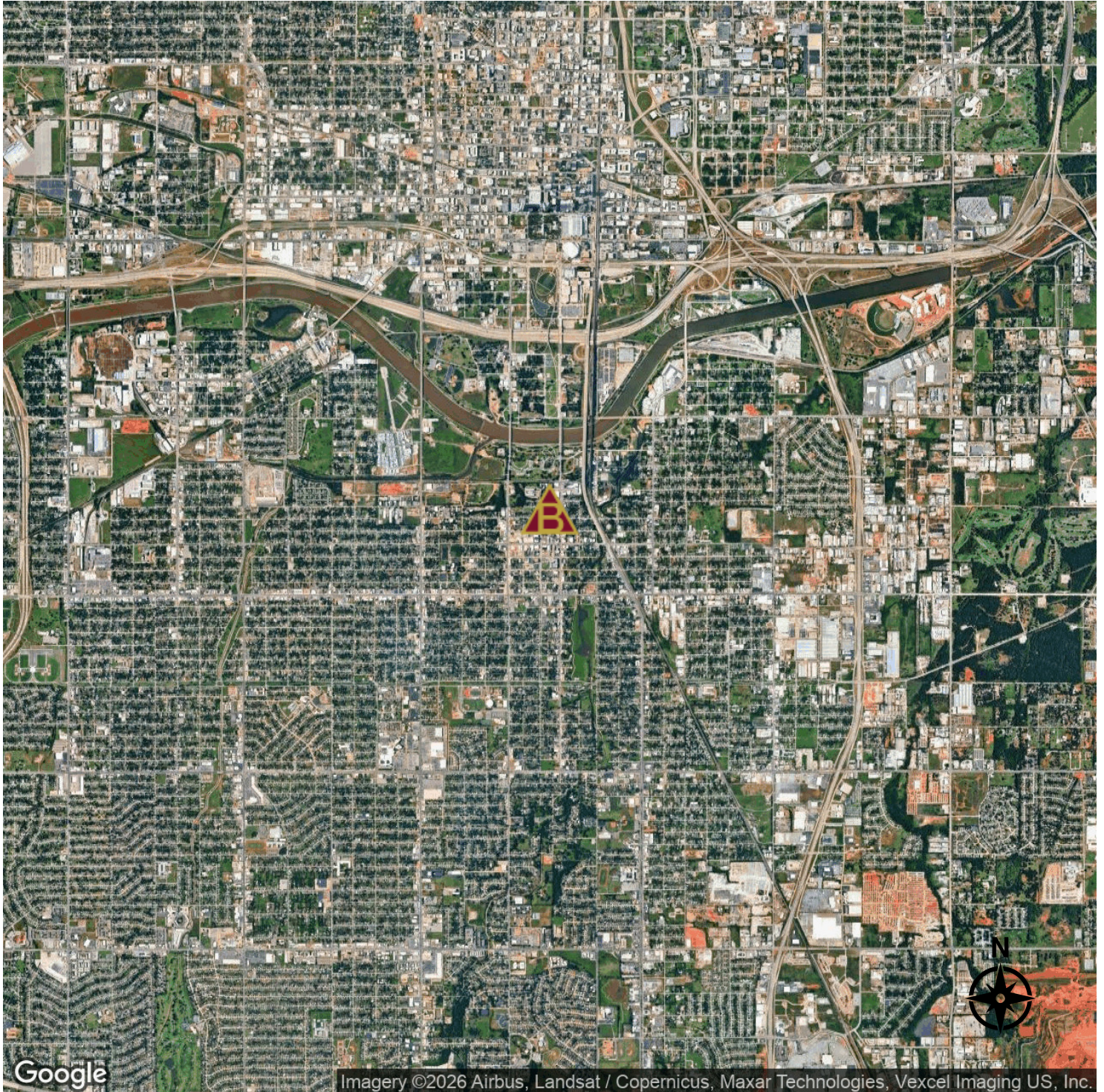
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ZACK CONROY

Commercial Real Estate Advisor

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OK #202832

PROFESSIONAL BACKGROUND

Zack is a commercial real estate broker and Senior Officer at Banta Property Group, specializing in office, flex, and entertainment assets across the Oklahoma City metro. With half a decade of experience in sales, leasing, and landlord/tenant representation, Zack brings a sharp, solutions-oriented approach to every deal — from customized CRE consulting to hands-on transaction management.

Before entering commercial real estate, Zack spent 12 years in industrial manufacturing in Tacoma, Washington, producing cold-rolled steel products for the mining industry under his uncles tutelage. He later served as deck boss on commercial fishing vessels in Alaska. He also facilitated hospitality operations at some of the most premier venues in the country like the Yellowstone Club. These varied roles shaped Zack's leadership style, resilience, and ability to coordinate complex projects with precision. His ability to comprehend both sides of transactions has resulted in numerous successful deals negotiated on behalf of his clients.

Zack earned a degree in Environmental Studies from Montana State University, where he also played and coached baseball for the Mountain West Conference. He is an active member of the Oklahoma City Chamber of Commerce and Oklahoma Commercial Real Estate Council and was awarded the 2024 Office Sale Transaction of the Year. Raised on a small island in the Pacific Northwest, Zack now lives in Oklahoma with his wife, Grace. Together, they are avid snow skiers, love spending time at their lake house and traveling the world.

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