

FOR SALE

4411 SW 3rd St,
Oklahoma City, OK 73108



JohnsonCommercialGroup.com



Offering Summary

Sales Price: \$871,250.00

Price Per SF: \$85.00

Building Size: 10,250 SF

Lot Size: .40 Acres +/-

Built In: 1977/2019

Zoning: I-2

Chris Johnson
chris@jcgok.com
405.435.3572

Property Overview

This 10,250± SF industrial property sits on 0.5 acres and is zoned I-2, offering a versatile opportunity for investors or owner-users. The property includes one building with 2,150 SF currently occupied and 8,100 SF available, creating immediate income potential with upside through lease-up or owner occupancy. Built in 1977 and renovated in 2019, the property features four drive-in doors, a fenced yard, ample parking, upstairs office space, a pylon sign for visibility, and convenient access to I-40, I-44, and I-235.



BRICK & BEAM
REALTY

FOR SALE

4411 SW 3rd St,
Oklahoma City, OK 73108



Johnson

Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR SALE

4411 SW 3rd St,
Oklahoma City, OK 73108



Johnson

Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR SALE

4411 SW 3rd St,
Oklahoma City, OK 73108



Johnson

Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR SALE

4411 SW 3rd St,
Oklahoma City, OK 73108



Johnson

Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR SALE

4411 SW 3rd St,
Oklahoma City, OK 73108



JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR SALE

4411 SW 3rd St,
Oklahoma City, OK 73108



Johnson

Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR SALE

4411 SW 3rd St,
Oklahoma City, OK 73108



Johnson

Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR SALE

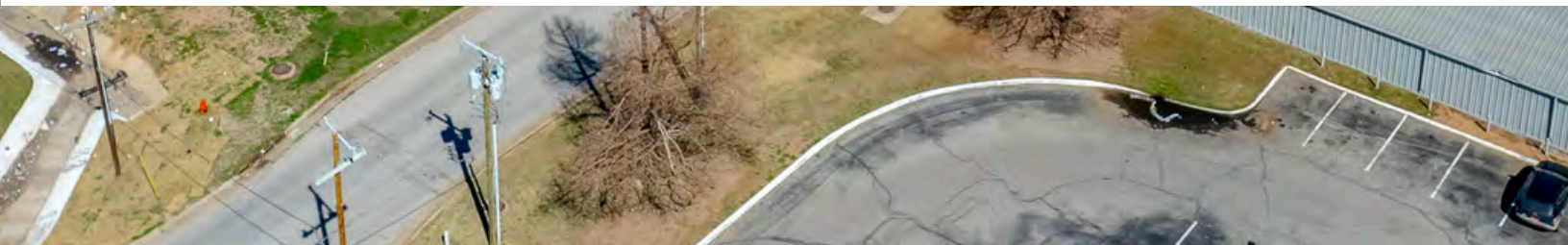
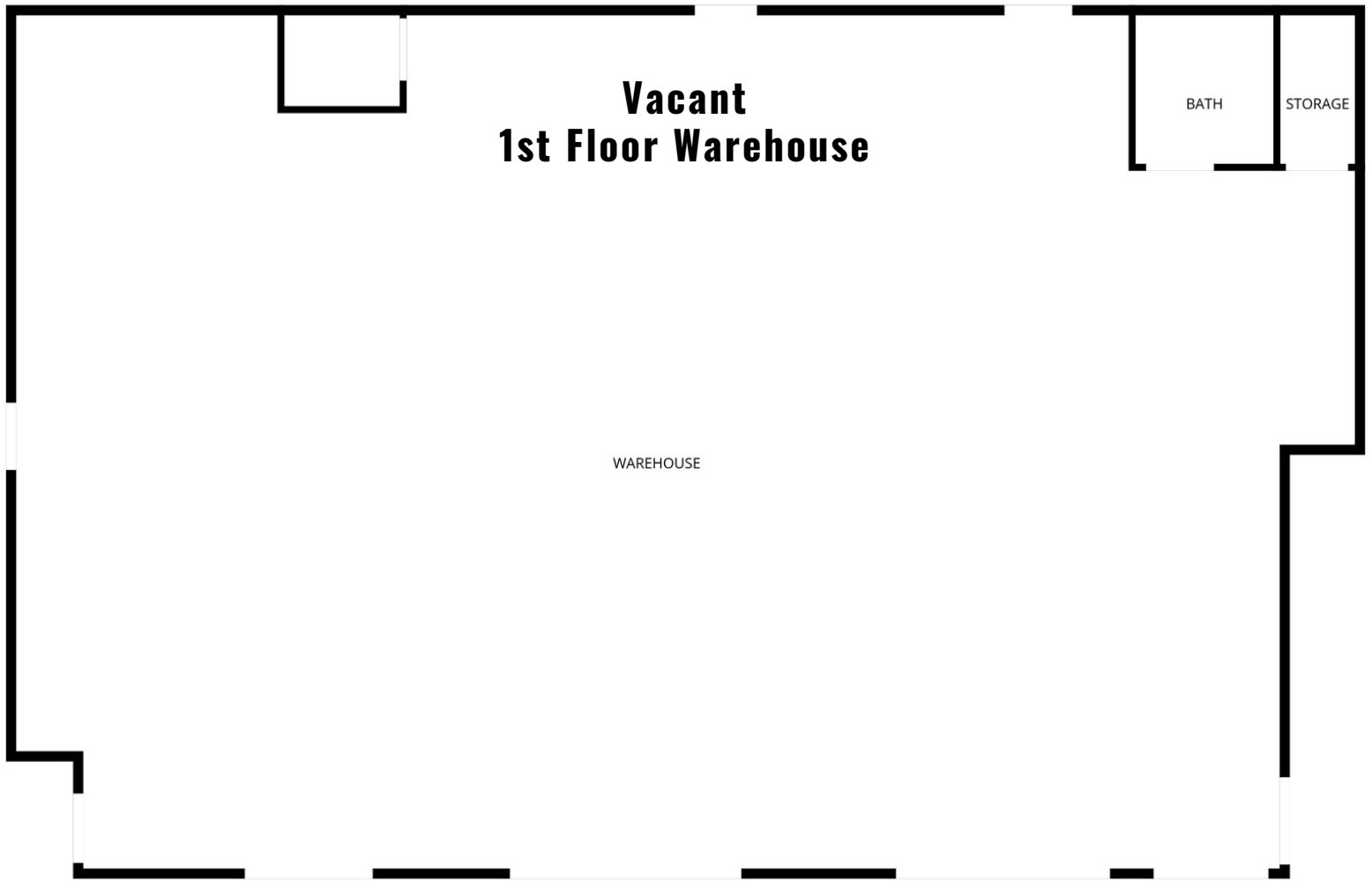
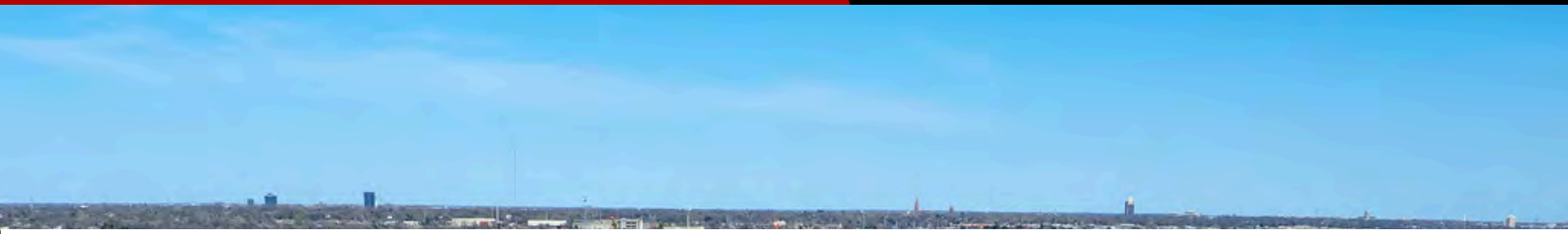
4411 SW 3rd St,
Oklahoma City, OK 73108



Johnson

Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



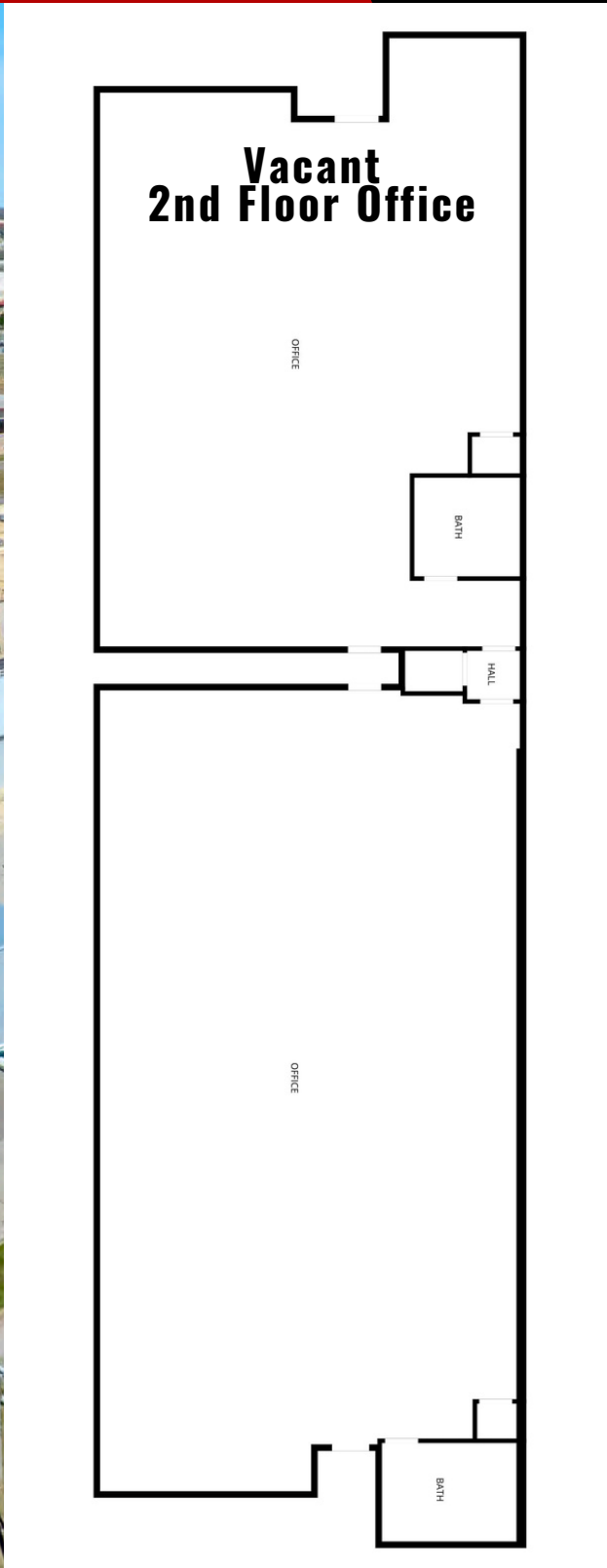
BRICK & BEAM
REALTY

FOR SALE

4411 SW 3rd St,
Oklahoma City, OK 73108

 **Johnson**
Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



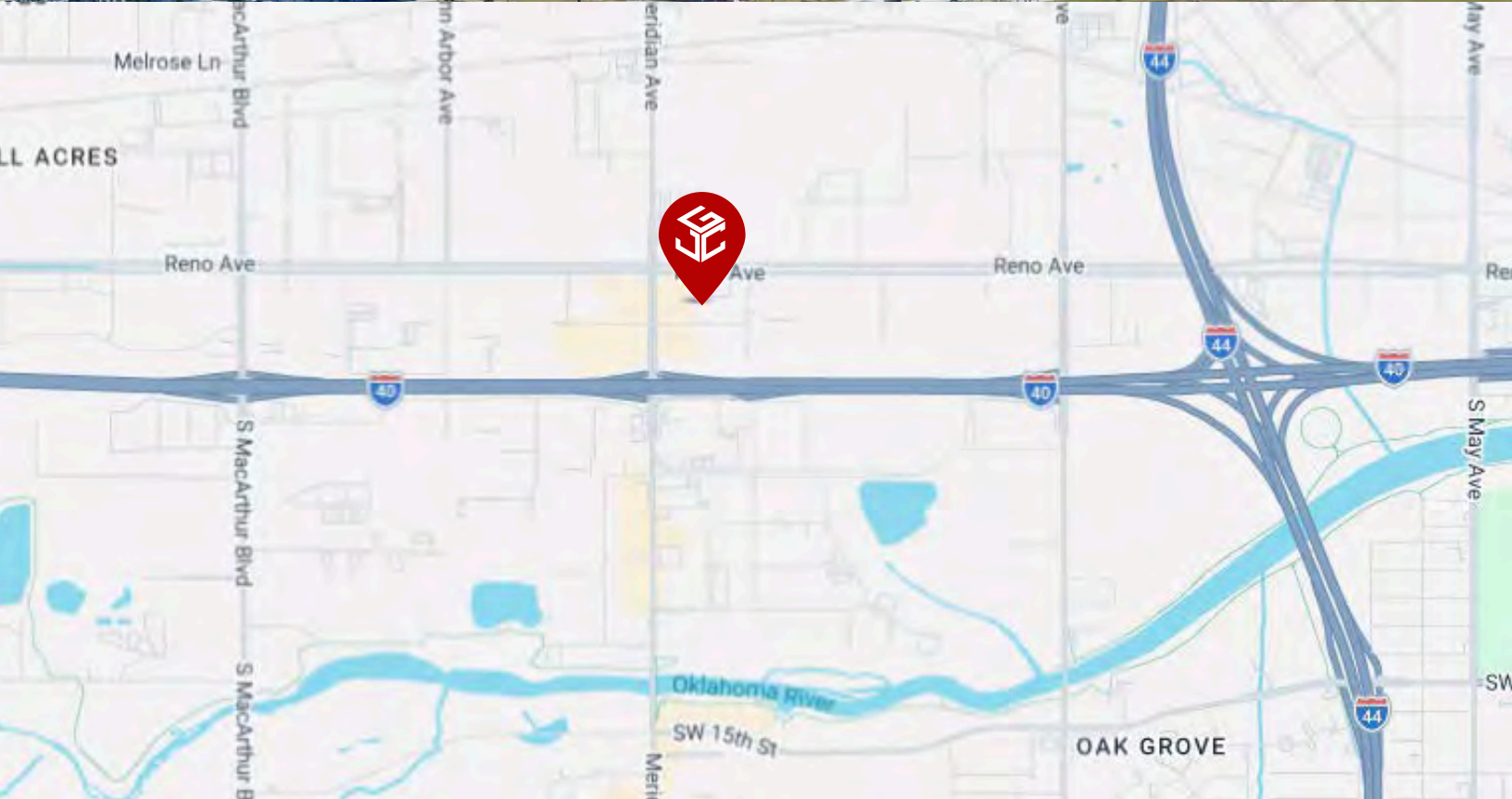
BRICK & BEAM
REALTY

FOR SALE

4411 SW 3rd St,
Oklahoma City, OK 73108

 **Johnson**
Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



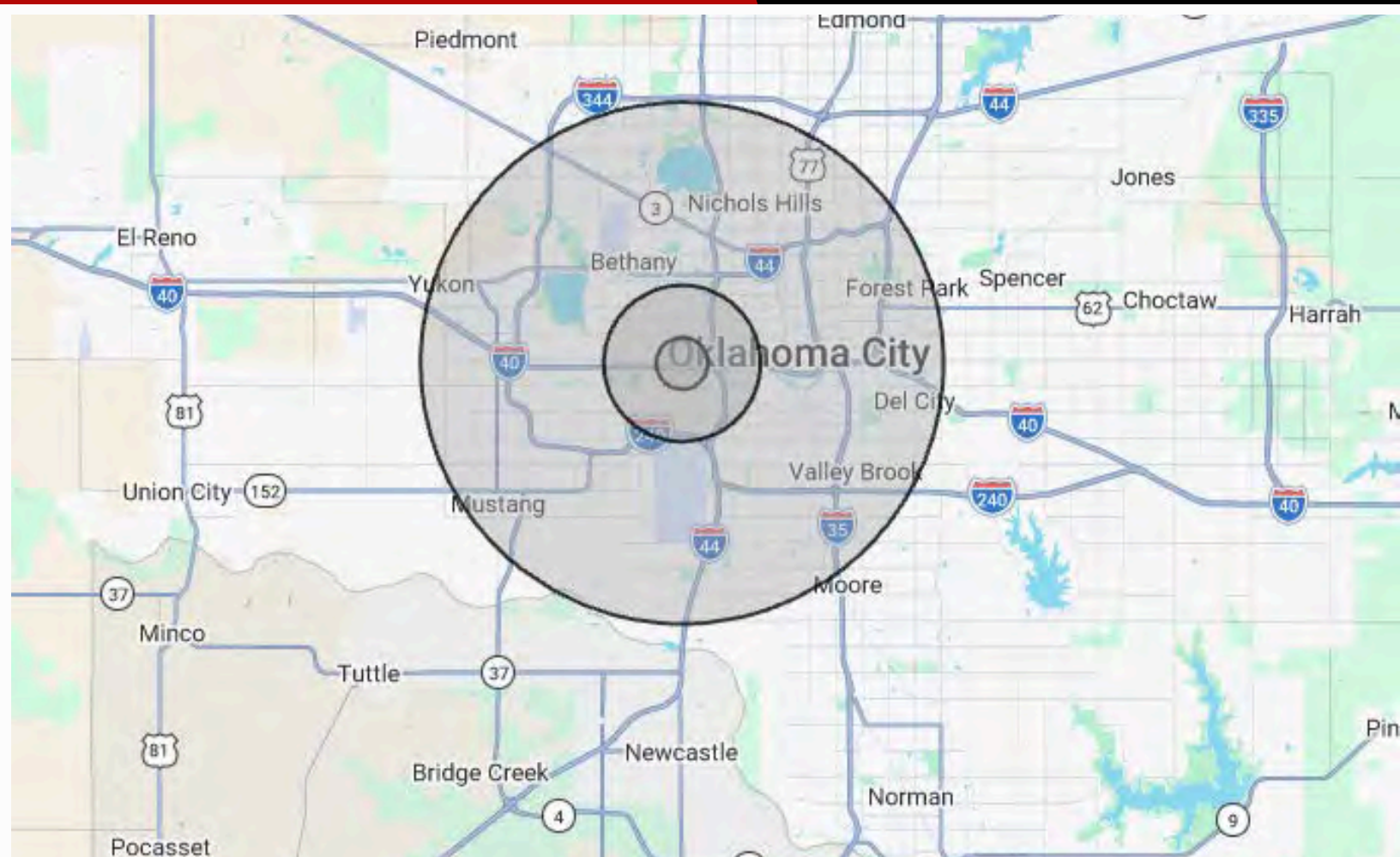
BRICK & BEAM
REALTY

FOR SALE

4411 SW 3rd St,
Oklahoma City, OK 73108



JohnsonCommercialGroup.com



Demographics

1 MILE

3 MILE

10 MILE

Population	1,035	67,134	660,58
Average Age	32	33	36
Employment	11,595	43,081	406,831
Households	424	25,686	264,771
Ave. Household Income	\$33,882	\$55,499	\$73,406
Median Household Income	\$25,793	\$43,141	\$55,342

Demographic data provided by CoStar

Chris Johnson
chris@jcgok.com
405.435.3572



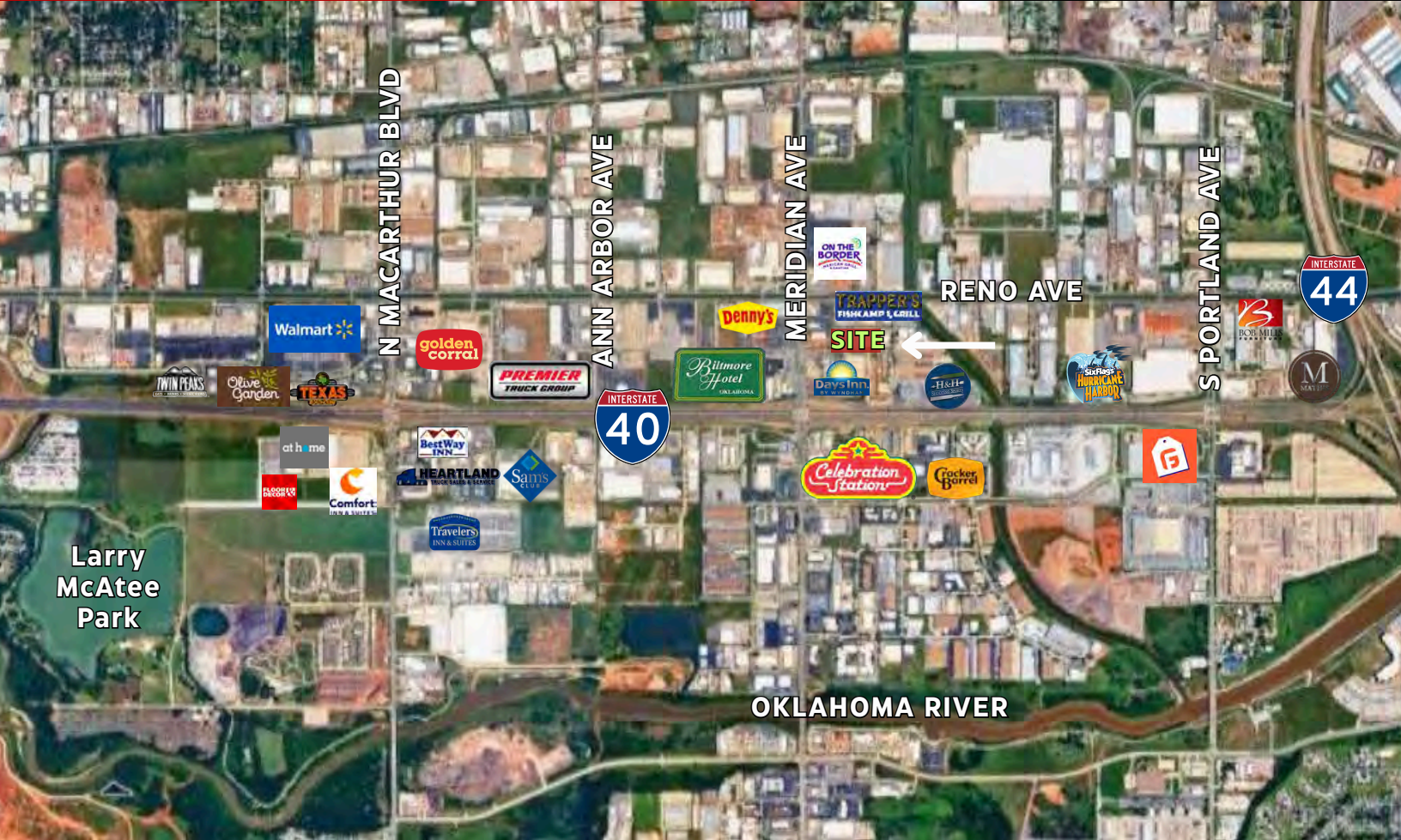
BRICK & BEAM
REALTY

FOR SALE

4411 SW 3rd St,
Oklahoma City, OK 73108



JohnsonCommercialGroup.com



Disclaimer

A real estate broker is not authorized to give legal or tax advice. No representation is made by Johnson Commercial Group, its agents or employees, as to the legal effect or tax consequences of the information contained herein or any transaction relating thereto. Although all information furnished regarding property sales or financing options are from sources deemed to be reliable, such information has not been verified and no express representation is made on, or is in any way implied as to the accuracy thereof and is subject to errors, omissions, change of price, or other conditions prior to sale or withdrawal without notice.

Chris Johnson
chris@jcgok.com
405.435.3572

