

FOR SALE

8201 NW 10TH  
ST.

OKLAHOMA CITY, OK 73127



**BANTA**  
Property Group

**BANTA PROPERTY GROUP, LLC**

405.840.1600

BANTAPROPERTYGROUP.COM

308 SW 25TH, OKLAHOMA CITY, OK 73109

**ANNA FRESONKE**

405.535.8156

ANNA@BANTAPROPERTYGROUP.COM

**MONICA FEIERABEND**

918.327.9182

MONICA@BANTAPROPERTYGROUP.COM

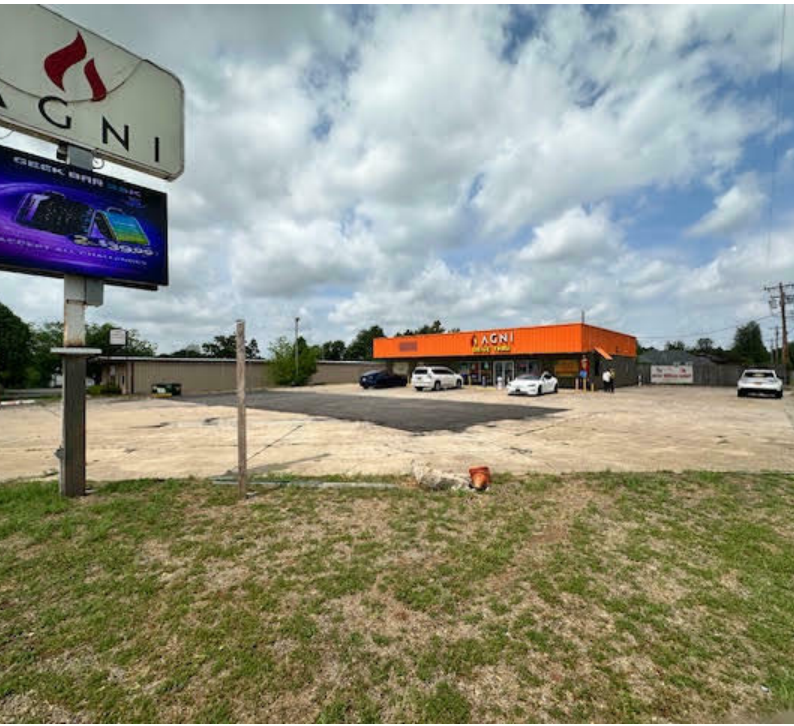
**GREG BANTA**

405.823.3026

GREG@BANTAPROPERTYGROUP.COM

## 8201 NW 10TH ST.

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## OFFERING SUMMARY

|                  |           |
|------------------|-----------|
| Sale Price:      | \$699,000 |
| Building Size:   | 3,195 SF  |
| Available SF:    |           |
| Lot Size:        | 21,875 SF |
| Number of Units: | 1         |
| Price / SF:      | \$218.78  |
| Year Built:      | 1985      |

## PROPERTY OVERVIEW

Exceptional owner-user or investment opportunity featuring commercial real estate plus an established vape business in West Oklahoma City. Located at 8201 NW 10th St, this 3,195 SF freestanding building sits on a 21,875 SF lot in a high-visibility corridor near Lake Overholser.

Sale includes an operating business generating an estimated \$10,000-\$12,000 net monthly income, offering immediate cash flow. Additional features include a drive-thru, pizza kitchen area for expanded use, and approximately 1,000 SF of retail space for added income potential.

A rare opportunity combining business income, rental upside, and real estate ownership in a strong west OKC location.

## PROPERTY HIGHLIGHTS

- Real estate + operating vape business included
- Estimated \$10K-\$12K net monthly income
- 3,195 SF freestanding building on 21,875 SF lot
- Drive-thru + additional retail/kitchen income potential
- Prime west Oklahoma City location near Interstate 40 and Lake Overholser

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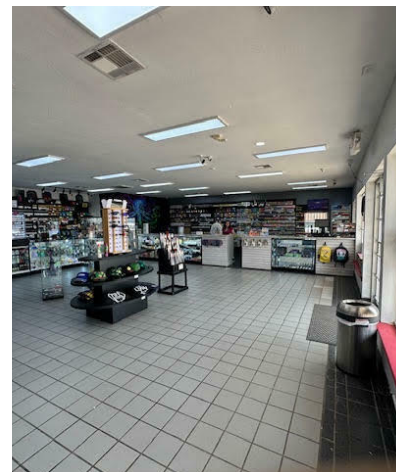
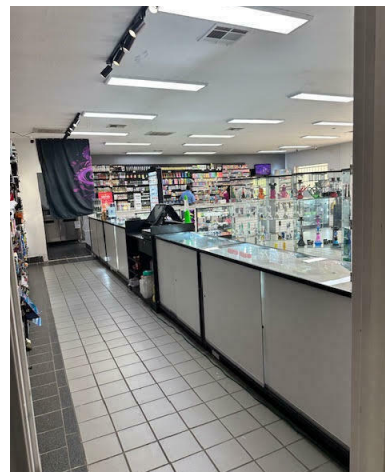
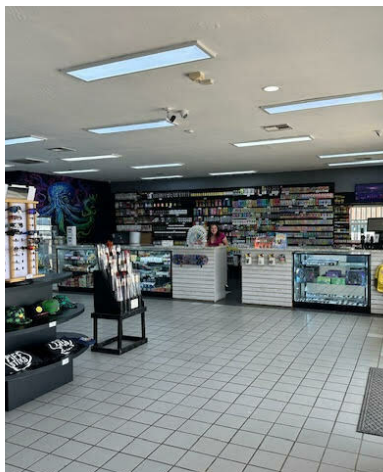
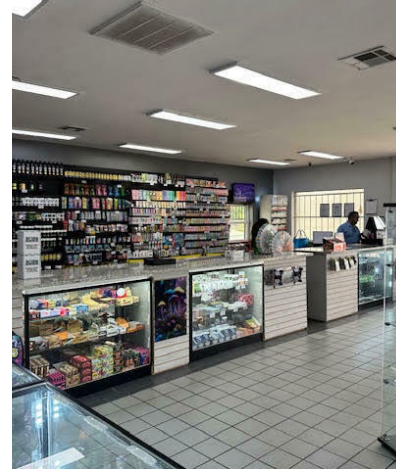
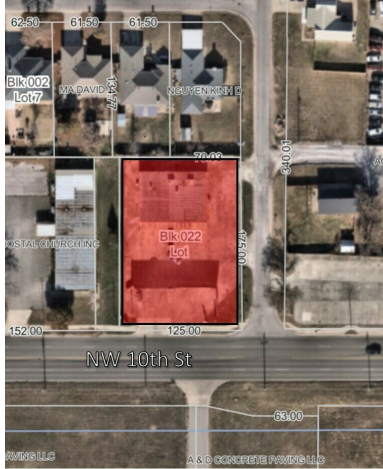
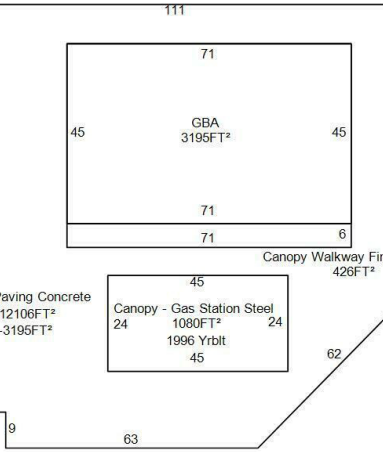
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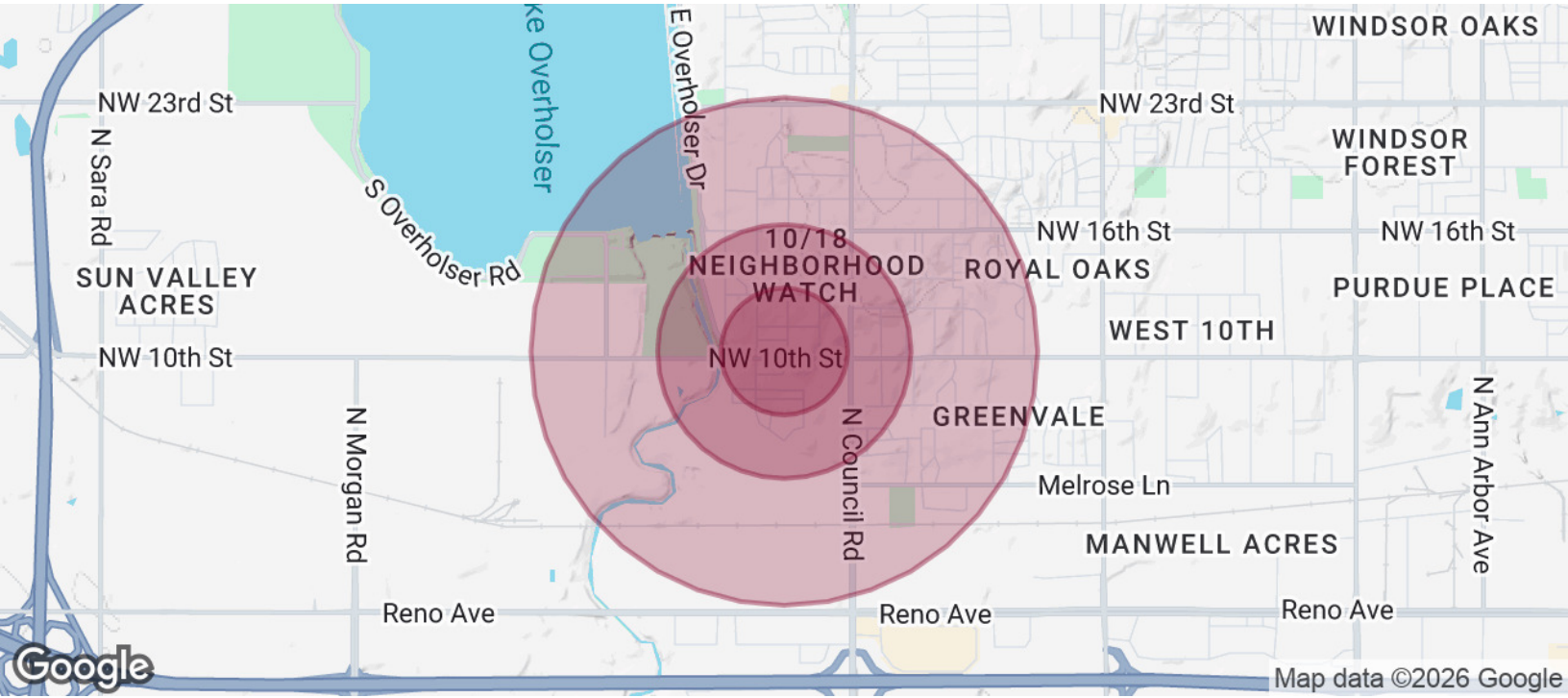
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| <b>POPULATION</b>              | <b>0.25 MILES</b> | <b>0.5 MILES</b> | <b>1 MILE</b> |
|--------------------------------|-------------------|------------------|---------------|
| Total Population               | 392               | 1,636            | 7,384         |
| Average Age                    | 39.2              | 36.1             | 34.4          |
| Average Age (Male)             | 29.8              | 31.2             | 32.1          |
| Average Age (Female)           | 46.0              | 41.6             | 37.7          |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>0.25 MILES</b> | <b>0.5 MILES</b> | <b>1 MILE</b> |
| Total Households               | 154               | 639              | 2,879         |
| # of Persons per HH            | 2.5               | 2.6              | 2.6           |
| Average HH Income              | \$83,585          | \$79,196         | \$72,296      |
| Average House Value            | \$209,342         | \$159,415        | \$106,454     |

2023 American Community Survey (ACS)

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