



****Exceptional Opportunity: High-Visibility Lot!! **** This prime commercial property, strategically located on N. Pennsylvania Avenue in Oklahoma City, offers an unparalleled opportunity for businesses seeking high visibility and accessibility. With approximately 0.82 acres and 160 (mol) feet of frontage, this vacant lot presents a blank canvas for your development vision. **** Key Features:**

- *Strategic Location:** Situated in a high-traffic area, adjacent to established businesses such as Zips Car Wash, Caliber Collision, and Acclaim Independent Living.
- *Excellent Visibility:** Benefit from the property's prominent busy location and direct frontage on N. Pennsylvania Avenue, ensuring maximum exposure to potential customers.
- *Income Producing! Billboard Leased!**
- *Development Potential:** Zoned C-3 (as part of PUD 62-A), allowing for a wide range of commercial uses. (A six-suite retail center proposal is available upon request.)
- *Convenient Access:** Enjoy easy access to major transportation routes, including John Kilpatrick Turnpike, ensuring convenient commuting for employees and customers.
- *Investment Opportunity:** This property presents a tremendous investment opportunity in a growing area of Oklahoma City. **** Don't miss out on this exceptional opportunity to secure a prime commercial property in a highly desirable location. Contact us today to schedule a viewing and explore the possibilities for your business!**

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