

206-208 E Grand Ave

206-208 E Grand Ave, Ponca City, OK 74601



Presented By:
Salt Real Estate



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Property Details

Price: \$254,000

View the full listing here: <https://www.loopnet.com/Listing/206-208-E-Grand-Ave-Ponca-City-OK/40500340/>

Price:	\$254,000
Property Type:	Retail
Property Subtype:	Storefront
Building Class:	C
Sale Type:	Owner User
Lot Size:	0.16 AC
Gross Building Area:	6,976 SF
No. Stories:	2
Year Built:	1927
Tenancy:	Single
Parking Ratio:	0/1,000 SF
Clear Ceiling Height:	20 FT
APN / Parcel ID:	0660-00-048-008-0-000-00
Walk Score ®:	50 (Fairly friendly)

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PRIME DOWNTOWN RETAIL / REDEVELOPMENT OPPORTUNITY

Located in the heart of downtown Ponca City, this historic **1927 vintage commercial building** at **206–208 E Grand Ave** offers an exceptional opportunity for retail, entertainment, mixed-use, or adaptive redevelopment. Once home to the city’s cinema, the property blends historic character with impressive scale and redevelopment potential along Ponca City’s thriving downtown corridor.

PROPERTY HIGHLIGHTS

- Historic **1927 construction**
- Former home of one of Ponca City’s original downtown cinemas
- Prime location along the downtown Grand Avenue corridor
- Situated in the county seat of Kay County
- Soaring **20’ barrel-style ceilings**
- Approximate **1,500 SF basement**
- Expansive open-span interior ideal for:
 - Retail
 - Entertainment venue
 - Restaurant / brewery
 - Event space
 - Creative office
 - Mixed-use redevelopment

ARCHITECTURAL CHARACTER

- Behind the aluminum-clad façade lies the building’s original historic brick façade
- Rare barrel roof design creates dramatic interior volume and architectural appeal
- Excellent candidate for restoration or adaptive reuse
- Strong street presence with classic downtown character

LOCATION ADVANTAGES

- Positioned within the heart of downtown Ponca City
- Surrounded by local restaurants, retail, offices, and community destinations
- Convenient access to major area [employers](#) and regional traffic corridors
- Located within one of Northern Oklahoma’s most established and active downtown districts

Properties offering this level of historic character, ceiling height, and redevelopment flexibility rarely become available in downtown Ponca City.

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Location



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Property Photos



IMG_5825

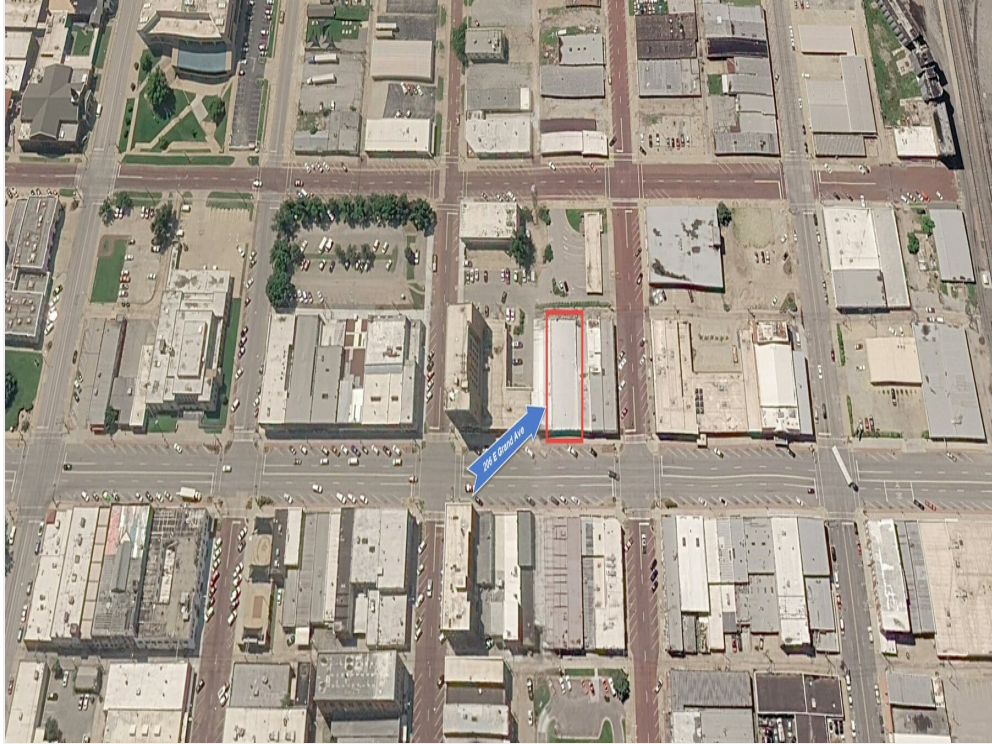


Building Photo

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Property Photos



2026-04-15_16-19-10



2026-04-15_16-20-19

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Property Photos



IMG_5842 - Remove --all-- furniture, de...



IMG_5828 - Remove --all-- furniture, de...

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Property Photos



IMG_5841 - Remove --all-- furniture, de...

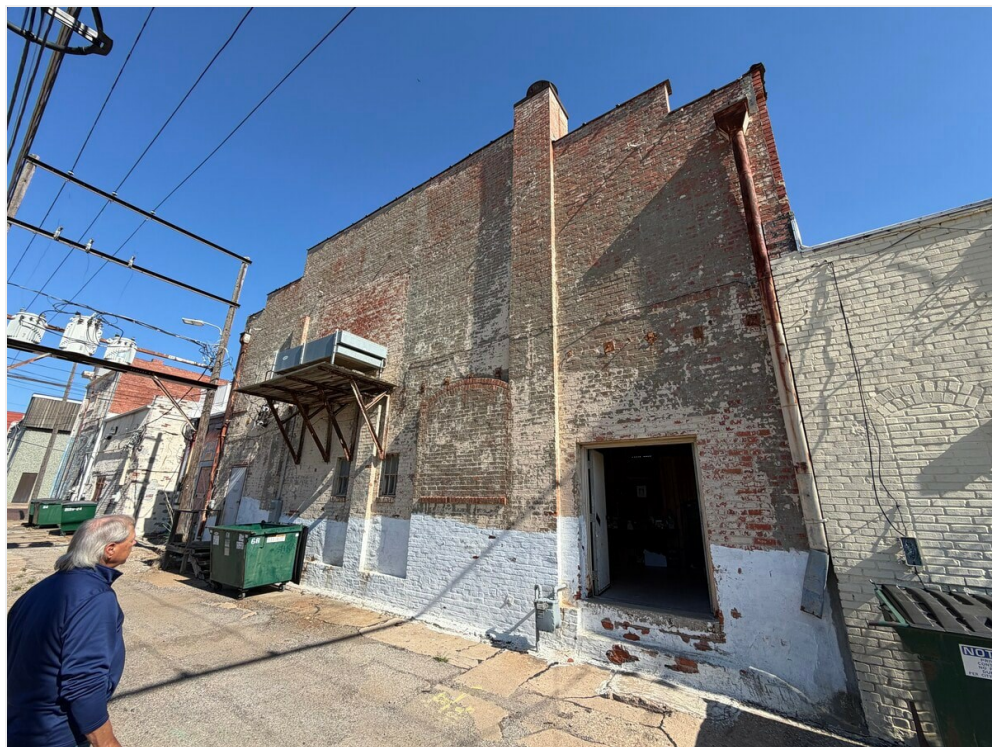


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Property Photos



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