

FOR SALE

VANESSA HOUSE BREWERY

118 NW 8th St, Oklahoma City, OK 73102



Tim Strange, CCIM, SIOR, CPM
President
405.413.8467
tim.strange@roserockdev.com

PIVOT

FOR SALE

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PROPERTY DESCRIPTION

Owner/Occupant or redevelopment opportunity in Automobile Alley. Building was formerly occupied by Vanessa House Beer Co. Beautiful interior, great atmosphere and high ceilings with full north-facing glass walking into the front area with open concept.

The back area is also open and has high ceilings, skylights, and an alley level garage bay door. Solar Panels from EightTwenty Solar are installed on the roof. North and South streetcar lines are at the end of block. New roof and Three-Phase power were installed in the 2020.

Property is well-suited for Retail or Office/Flex use, such as restaurant, bar, traditional office, creative space/studio, collaborative work space, fitness center, spa or traditional retail space.

PROPERTY HIGHLIGHTS

- 7,000 SF building ideal for retail or restaurant use
- Single unit perfect for a flagship store or unique dining concept

OFFERING SUMMARY

Sale Price:	\$1,350,000
Number of Units:	1
Lot Size:	7,132 SF
Building Size:	7,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	444	1,810	5,793
Total Population	602	2,859	11,733
Average HH Income	\$66,787	\$82,550	\$86,618

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PROPERTY HIGHLIGHTS (CONTINUED)

- Single unit perfect for a flagship store or unique dining concept
- Historic 1946 construction with modern 2020 renovations
- Zoned DBD for diverse retail and dining opportunities
- Located in the vibrant Oklahoma City area
- Ample space for customer seating or product displays
- High foot traffic in the bustling downtown district
- Prominent street frontage for maximum visibility
- Versatile layout to accommodate various retail or dining concepts
- Close proximity to popular attractions and amenities
- Updated infrastructure for seamless operations
- Surrounded by a mix of established businesses and residential developments

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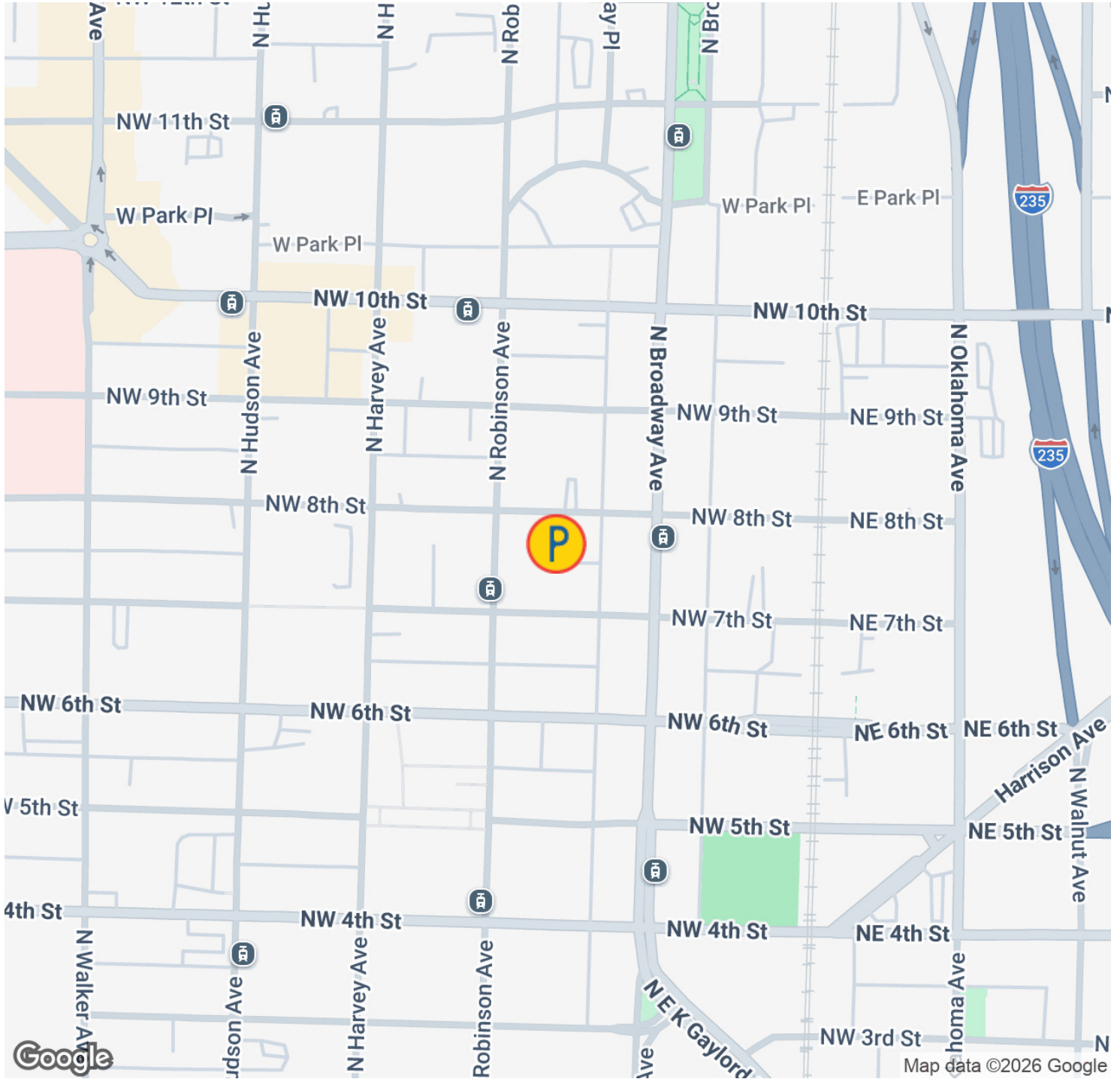
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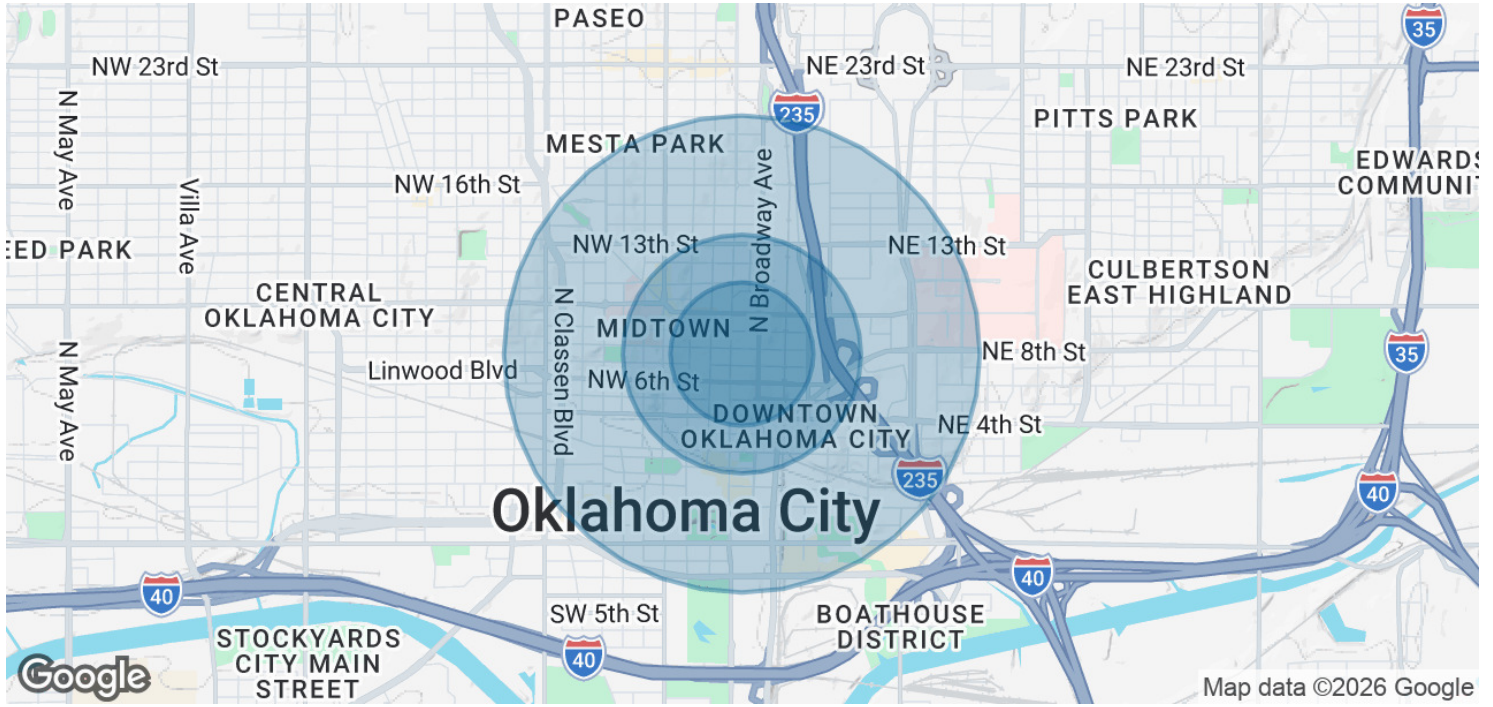
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	602	2,859	11,733
Average Age	44	37	37
Average Age (Male)	44	37	37
Average Age (Female)	44	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	444	1,810	5,793
# of Persons per HH	1.4	1.6	2
Average HH Income	\$66,787	\$82,550	\$86,618
Average House Value	\$781,234	\$497,070	\$422,771

2020 American Community Survey (ACS)

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Pivot Real Estate Brokerage
1214 NW Hudson, Suite 213
Oklahoma City, OK 73103
pivotproject.com/brokerage