

FOR SALE



THE MCCANN

12007 NORTHEAST 23RD STREET, CHOCTAW, OK
73020



BANTA
Property Group

BANTA PROPERTY GROUP, LLC

405.840.1600

BANTAPROPERTYGROUP.COM

308 SW 25TH, OKLAHOMA CITY, OK 73109

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OFFERING SUMMARY

Sale Price:	\$2,195,000
Building Size:	16,380 SF
Lot Size:	7.76 Acres
Price / SF:	\$134.00
Year Built:	2016
Renovated:	2026
Warehouse:	11,780 SF
Office:	4,600 SF
Zoning:	C-2
Market:	Oklahoma City
Submarket:	East Oklahoma County
Traffic Count:	21,834

PROPERTY OVERVIEW

The McCann Estate offers far more than a warehouse, it delivers a fully integrated headquarters environment designed for both operational performance and day-to-day usability.

The executive office and showroom areas provide a polished, client-facing presence, complete with reception, private offices, and a dedicated break room, allowing teams to work comfortably and efficiently throughout the day. Above, a thoughtfully designed mezzanine features multiple private offices and open, air-conditioned workspace, creating a true second-tier work environment for management, administrative staff, or collaborative use.

Overlooking the main showroom floor, the layout promotes connectivity between operations and leadership, reinforcing a workspace where business can be run, not just housed. Combined with the free-span warehouse and expansive yard, the property supports the full cycle of a company's operations, from front-end client interaction to back-end execution.

This is not simply a shop or storage facility, it is a place where a business can establish its identity, operate at a high level, and grow over time.

PROPERTY HIGHLIGHTS

- Executive office + showroom with mezzanine overlook
- Estate-style setting with mature trees and private pond
- True free-span warehouse with 7 OHD

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LOCATION DESCRIPTION

Positioned on the north side of NE 23rd Street (Hwy 62) half a block east of N Anderson Rd, a heavily trafficked retail corridor serving Nicoma Park and Choctaw, the property benefits from consistent daily traffic and proximity to established national and neighborhood retail. The surrounding area continues to see residential growth and increasing demand for local services, making this corridor a proven location for retail, service, and flex-oriented users.

SITE DESCRIPTION

Located in Nicoma Park, which is a suburb on the east side of the Oklahoma City Metropolitan Area. It is of sufficient size, and has the physical characteristics for multiple developments. The site is zoned for commercial use, which allows for multiple commercial and related industrial uses.

The 7+ acres is generally level to gently sloping and offers a highly functional layout suitable for a wide range of operational uses. The expansive yard area supports equipment storage, fleet parking, outdoor display, and staging, while still maintaining ample space for future building expansion.

EXTERIOR DESCRIPTION

The property features a visually distinctive exterior design that blends functional industrial construction with a professional, customer-facing presence. The improvements incorporate a combination of storefront glass, metal paneling, stucco, and wood accents, creating an appearance more consistent with a commercial showroom than a traditional warehouse facility.

The office/showroom portion presents well from the street and is complemented by a pitched roof design, while the warehouse structure is efficiently designed for operational use. The site itself is enhanced by mature trees, manicured grounds, and a private pond, offering a unique estate-like setting rarely found in industrial properties.

INTERIOR DESCRIPTION

The building includes both office and warehouse space. The office area has a large open reception/showroom area, an executive office, several private offices, a conference/break room, 2 restrooms and some open work area on the second floor. The office area floors are a mixture of wood and tile, with painted/textured walls (some tiled walls in restrooms), painted/textured ceilings and wood-paneled ceilings with suspended fluorescent lights.

There are wood and metal doors with wood and vinyl baseboards, wood crown molding. Second floor access is provided by a metal stair case.

CONSTRUCTION DESCRIPTION

Class S - Steel Frame

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BUILDING INFORMATION

Ceiling Height	21 ft
Office Space	4,600 SF
Year Built/Renivated	2016/2026
Gross Leasable Area	16,380 SF
Warehouse %	69.0%
Framing	Metal Frame
Condition	Near Excellent
Roof	Stormgrade Roofing. Pitched, metal roof. Class 4 Impact-Resistant Storm-Rated Shingles Over Office/Showroom
Walls	Office walls feature painted/textured finishes with tile in restrooms, suited for professional use. Warehouse walls are durable metal panels on steel frame for low maintenance and longevity.
Ceilings	Painted/textured/Drywall /Sprayfoam and wood-paneled office ceilings with suspended lighting. Warehouse features 21' center / 16' eave clear heights and free-span design for maximum flexibility.
Floor Coverings	Office/showroom floors are wood and tile for comfort and durability. Warehouse features a concrete slab designed to support heavy equipment, vehicle traffic, and industrial use.
Exterior Walls	Mixture of store front glass panels, metal panels, stucco, and wood siding
Mezzanine	Mezzanine features multiple private offices and open, air-conditioned workspace overlooking the showroom, creating a flexible, connected environment for management, admin, and team operations.
Office Buildout	Executive office build-out with showroom, private offices, mezzanine workspace, and break room—designed for professional operations, team comfort, and customer-facing use.

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SECTION 1
ADVISOR BIOS



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ZACK CONROY

Commercial Real Estate Advisor

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OK #202832

PROFESSIONAL BACKGROUND

Zack is a commercial real estate broker and Senior Officer at Banta Property Group, specializing in office, flex, and entertainment assets across the Oklahoma City metro. With half a decade of experience in sales, leasing, and landlord/tenant representation, Zack brings a sharp, solutions-oriented approach to every deal – from customized CRE consulting to hands-on transaction management.

Before entering commercial real estate, Zack spent 12 years in industrial manufacturing in Tacoma, Washington, producing cold-rolled steel products for the mining industry under his grandfathers tutelage. He later served as deck boss on commercial fishing vessels in Alaska. He also facilitated hospitality operations at some of the most premier venues in the country like the Yellowstone Club. These varied roles shaped Zack's leadership style, resilience, and ability to coordinate projects till completion. His ability to comprehend both sides of transactions has resulted in numerous successful deals negotiated on behalf of his clients.

Zack earned a BA from Montana State University, where he also played and coached baseball for the Mountain West Conference. He is an active member of the Oklahoma City Chamber of Commerce and Oklahoma Commercial Real Estate Council and was awarded the 2024 Sale Transaction of the Year. Originally raised by his grandparents on a small island in the Pacific Northwest, Zack now lives in Oklahoma with his wife, Grace. Together, they are avid snow skiers, love spending time at the lake with their son & two dogs, and enjoy exploring the world.

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