

FOR SALE

6712 Pat Ave, OKC 73149

Property Size: 1.27 acres



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Property Description

Located at 6712 S Pat Ave in Oklahoma City, this light industrial warehouse offers a highly functional setup for an owner-user, contractor, trades business, storage operation, or small industrial user needing secure yard space. The property includes a 2,400 SF warehouse with two bay doors, two standard entry doors, and an additional loft area providing approximately 1,200 SF of bonus storage space.

Situated on a fenced 1.27-acre property with a graveled lot area of approximately 0.24 acres, the site is designed for secure equipment, vehicle, material, or inventory storage. A large sliding gated entrance provides convenient access, while full perimeter fencing, floodlights, cameras, and a security system add an extra layer of protection.

Built only 10 years ago, the building also features buried electric, a bathroom with multiple sinks and a private stool closet, and a reinforced foundation design with approximately 2 feet of concrete around the perimeter for added stability. Offered at \$349,000, this is a strong opportunity to acquire a secure, functional industrial property with rare yard usability in south Oklahoma City.

6712 Pat Ave
OKC 73149

Building Size: 2400 sf

Property Size: 1.27 acres

Graveled Lot Size: 0.24 acres

Sales Price: **\$349,000**



KW Commercial Elite

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