

3901 NW 10th St

3901 NW 10th St, Oklahoma City, OK 73107



Zafar Iqbal
eXp Commercial
901 S Main St, Suite 21, Stillwater, OK 74074
zafar.iqbal@expcommercial.com
(405) 546-9079 Ext: 7

3901 NW 10th St

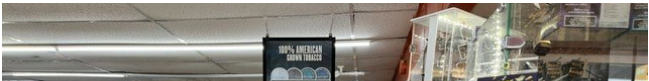
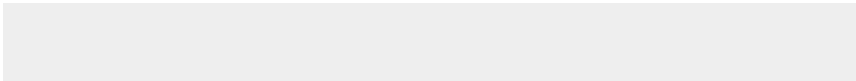
\$1,100,000

Prime Commercial Opportunity 3901 NW 10th Street, Oklahoma City, OK High-Visibility Property with Exceptional Potential, Over 1 million dollar in Revenue Position your business for success with this outstanding property at 3901 NW 10th Street. Situated on a large lot in a highly accessible location, lot of walk in traffic area, this recently renovated, move-in-ready property offers an excellent opportunity for investors, Frist time entrepreneurs, and business owners seeking a strategic commercial location. Property Highlights • Income generating over 1 million dollars • Inside Estimated Sales about 85,000.00, Gas Estimated Sales about 13,000.00, Lottery Estimated sales about 7,500.00 • Extra Income: 700.00 for U-haul rental Income, \$800.00 rental income for Food truck, \$1,600.00 Income from Checking Services. Additional Income from Atm machine. • Large Lot with room for expansion, parking, or future development • Commercial Potential ideal for, retail, service business, or investment opportunities (subject to zoning and local regulations) • Recently Renovated with modern updates that reduce immediate capital expenses • Move-In Ready—start operating your business without costly renovations • Excellent visibility with convenient access to major roads and surrounding neighborhoods • Strong potential for owner-users and investors alike This property combines location, flexibility, and value. Whether you're expanding your business portfolio, launching a new venture, or seeking an income-producing investment, 3901 NW 10th Street offers the versatility and potential to meet your goals. The spacious site provides opportunities for future growth while the renovated improvements allow immediate occupancy. With commercial possibilities and a strategic Oklahoma City location, this property represents an exceptional investment opportunity....

- Neighborhood Convenience Store
- Location on Busy N.W. 10th Street. Could be Car Lot, Zoned C-4
- Great Opportunity for Family Operation. Lots of Walk-In Traffic

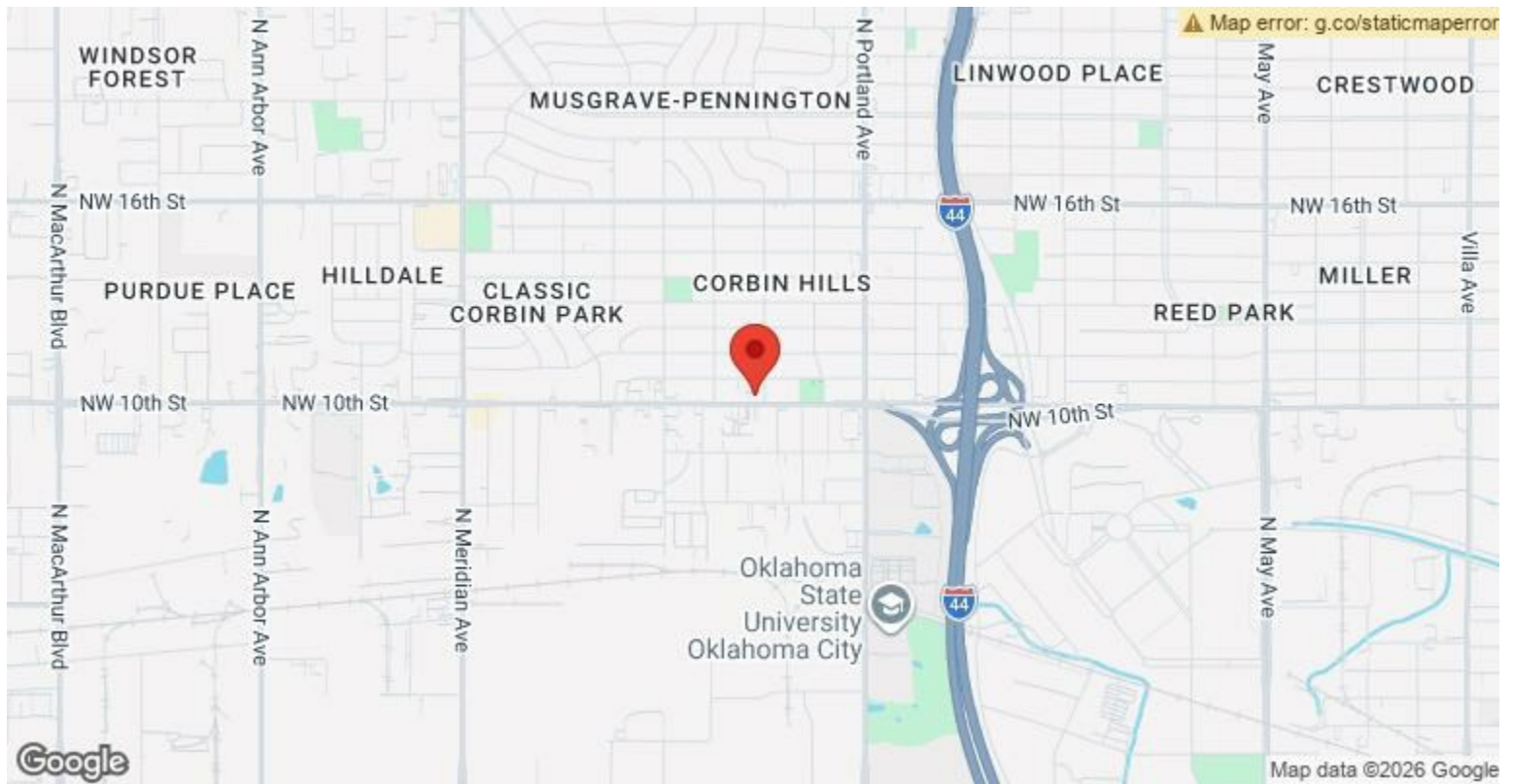


Price:	\$1,100,000
Property Type:	Retail
Property Subtype:	Convenience Store
Building Class:	C
Sale Type:	Investment
Lot Size:	0.42 AC
Gross Building Area:	1,620 SF
Sale Conditions:	Bulk/Portfolio Sale
No. Stories:	1
Year Built:	1961
Tenancy:	Single
Parking Ratio:	9.26/1,000 SF
Zoning Description:	C-4
APN / Parcel ID:	065916800
Walk Score ®:	50 (Fairly friendly)



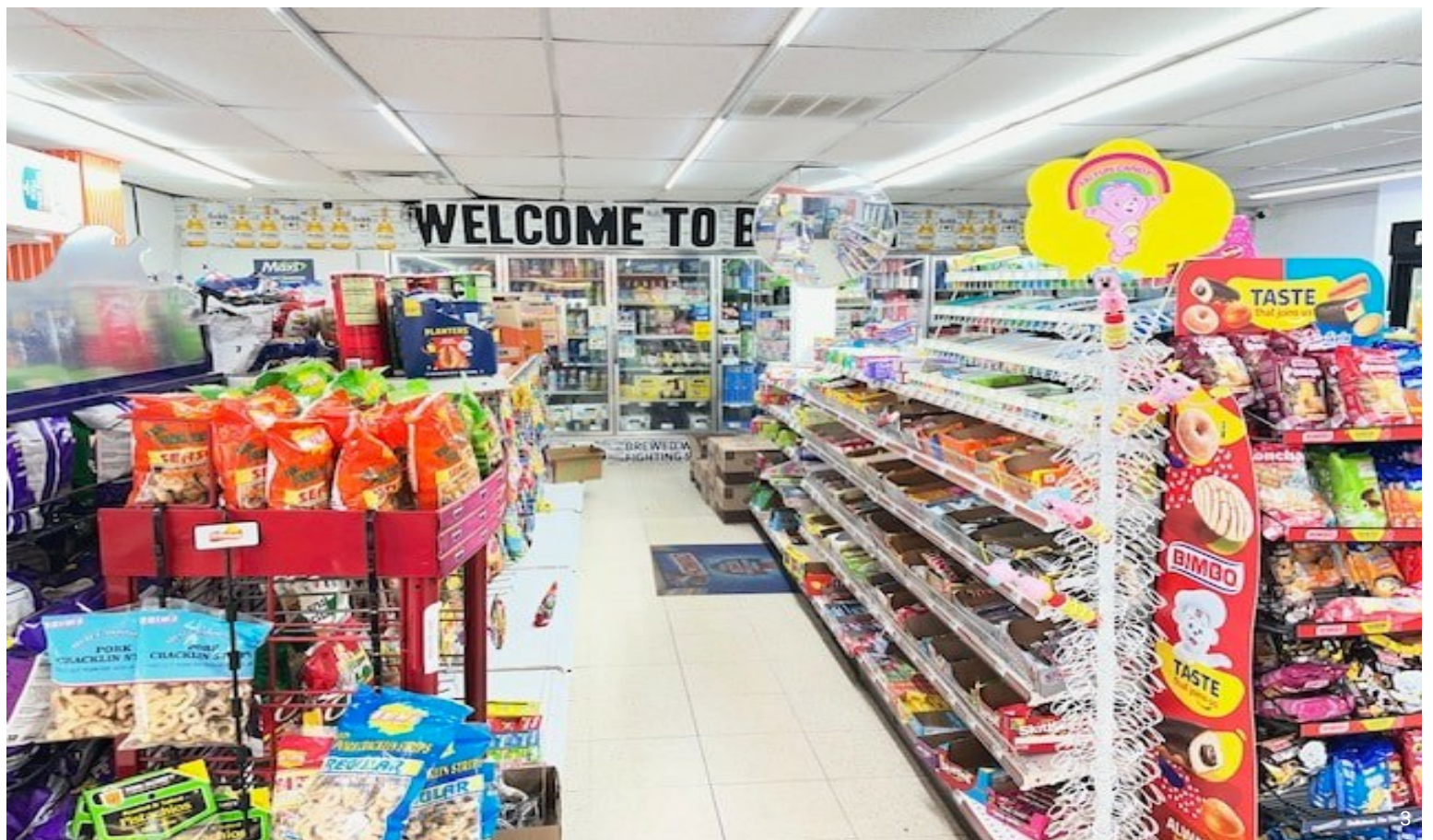
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Beaver Food Store	-	

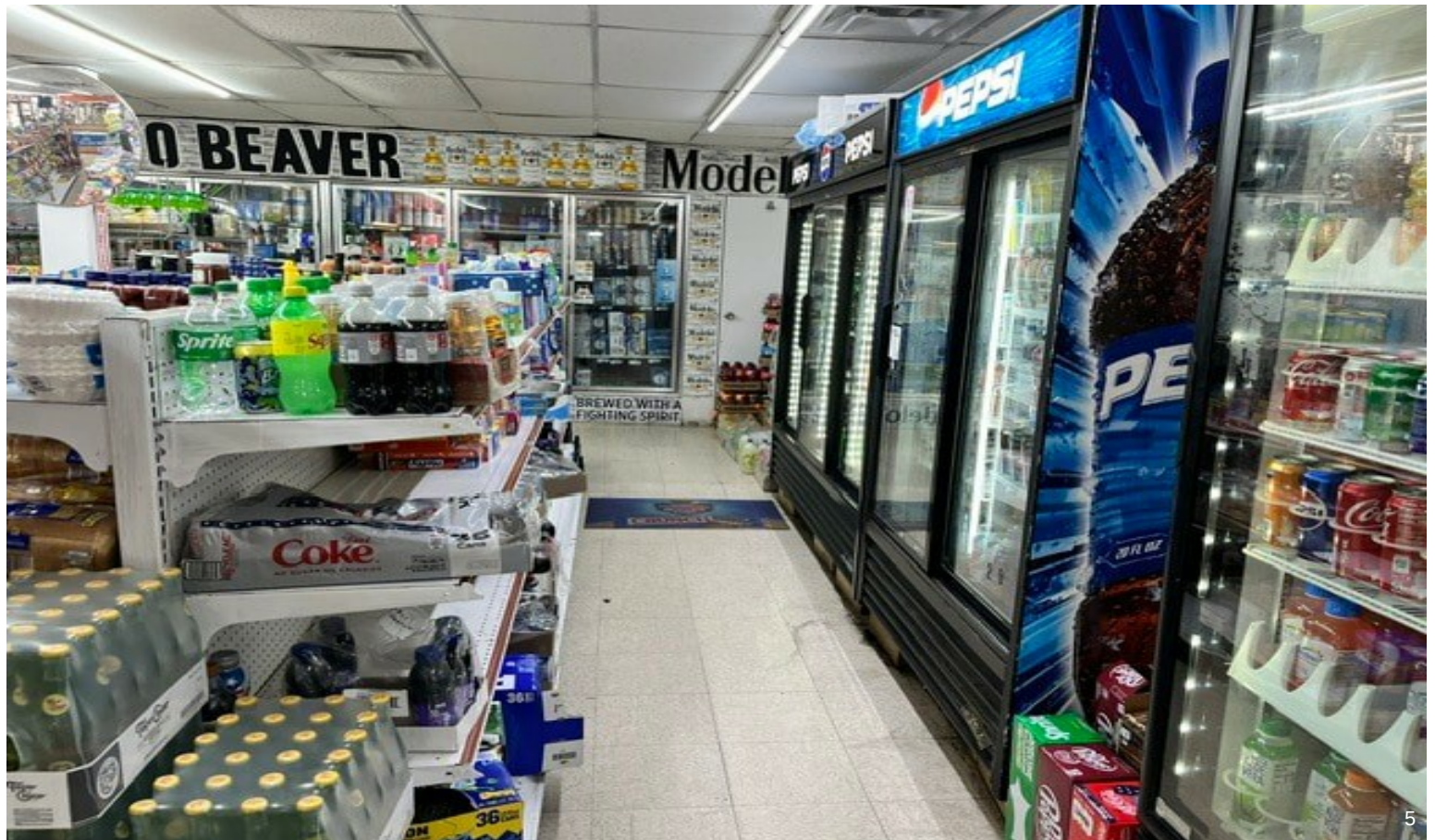
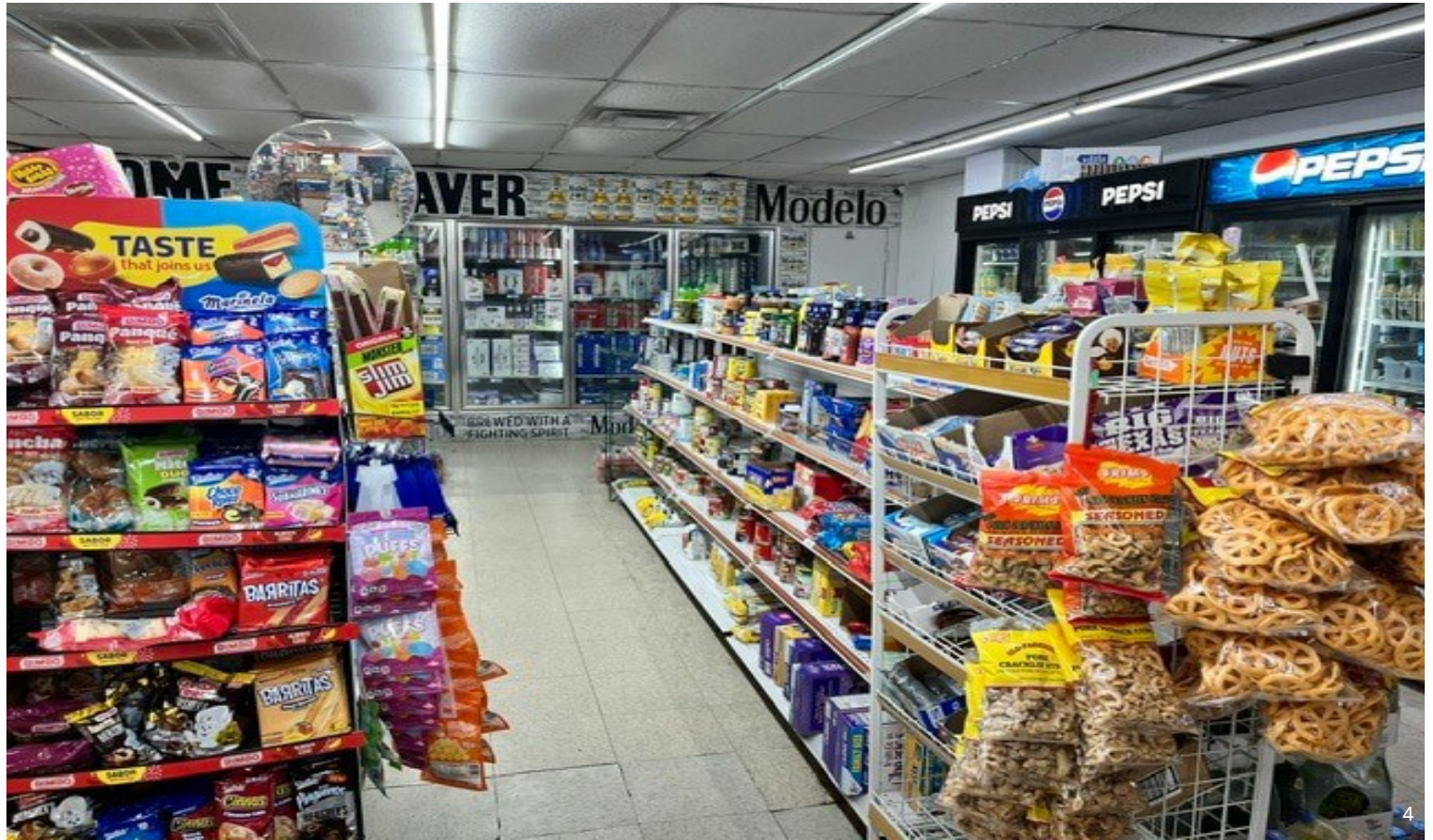


3901 NW 10th St, Oklahoma City, OK 73107

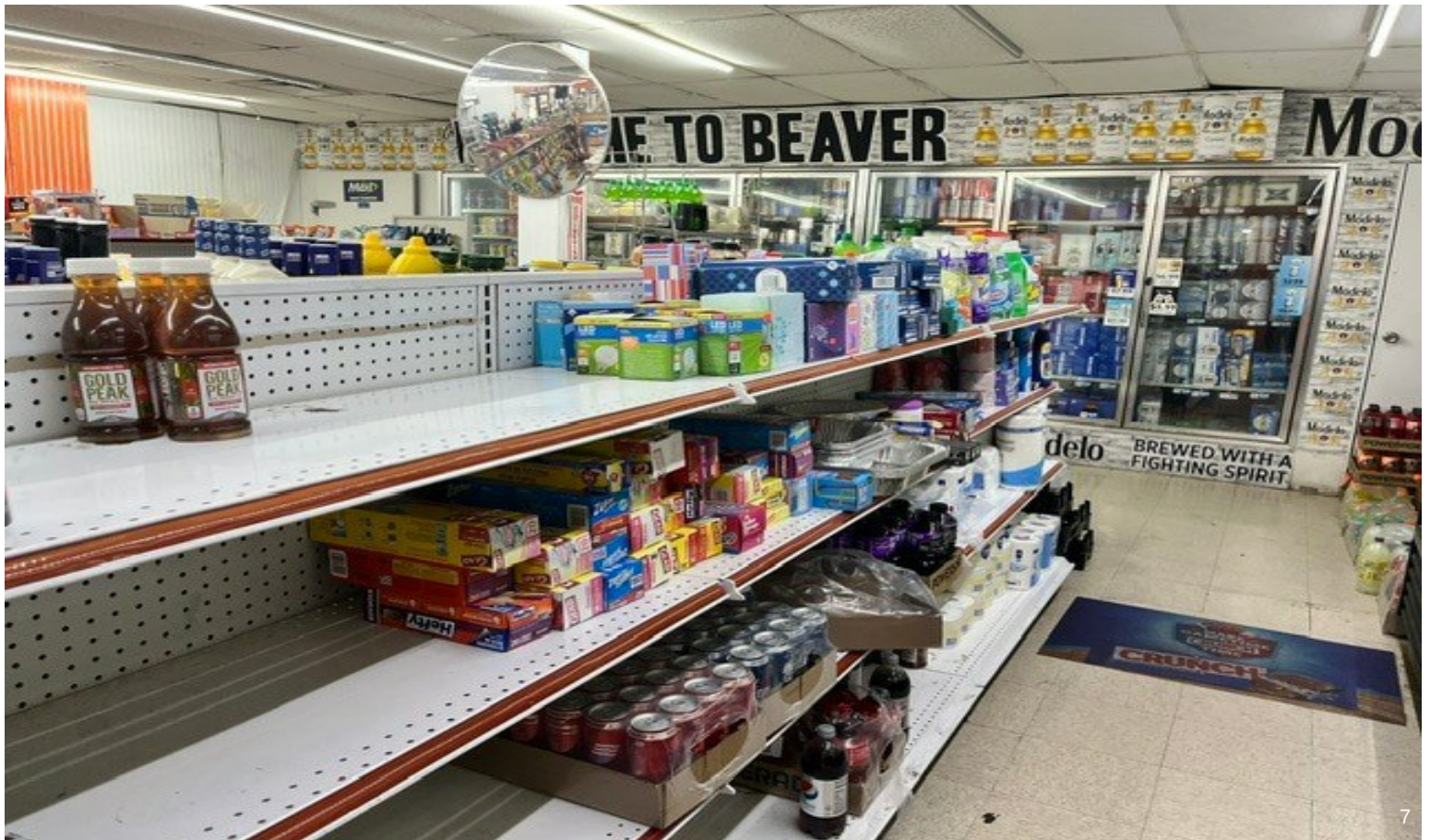
Property Photos



Property Photos



Property Photos





Property Photos



10



Building Photo

Property Photos



Property Photos



Property Photos



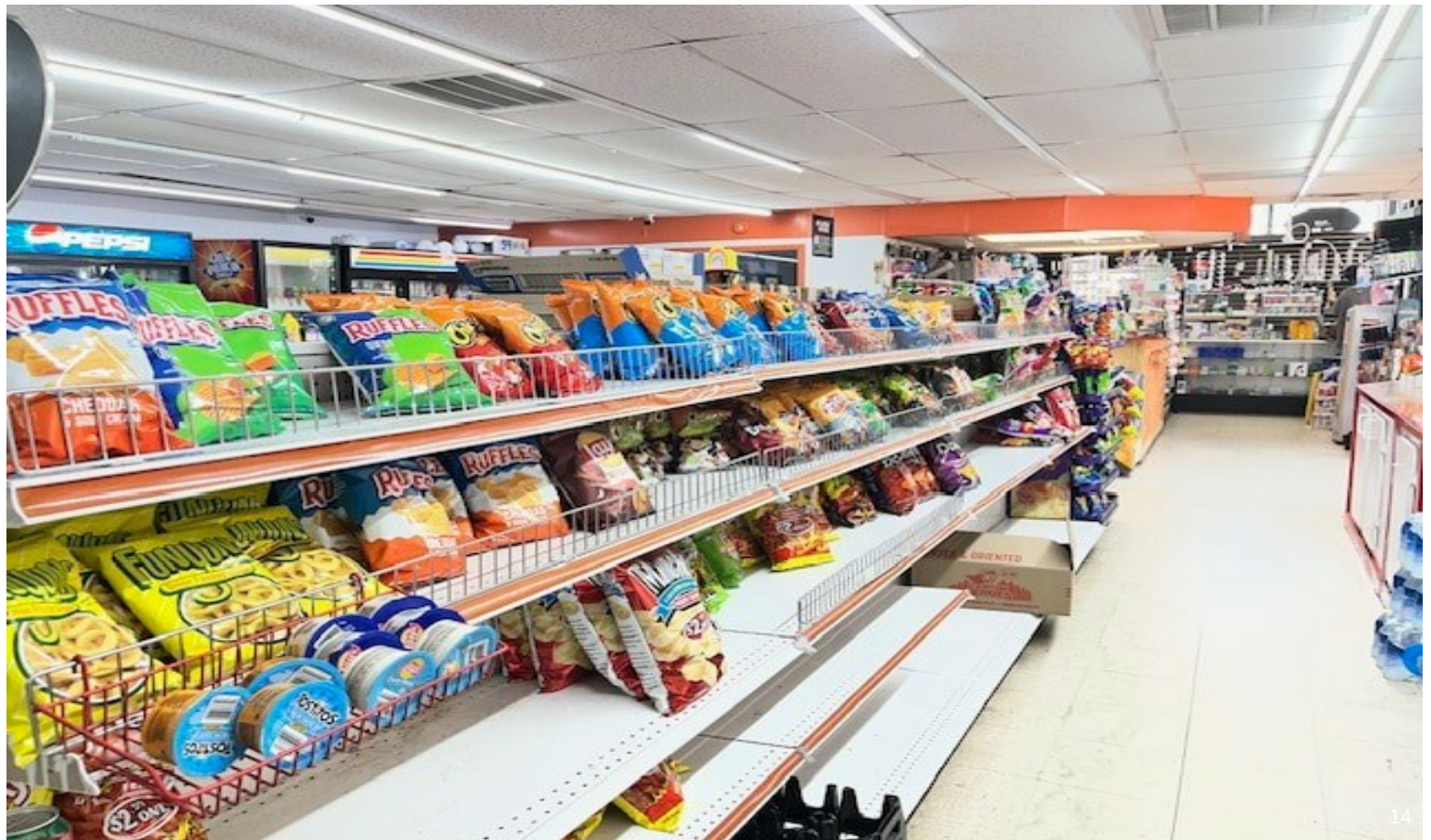
Property Photos



Property Photos

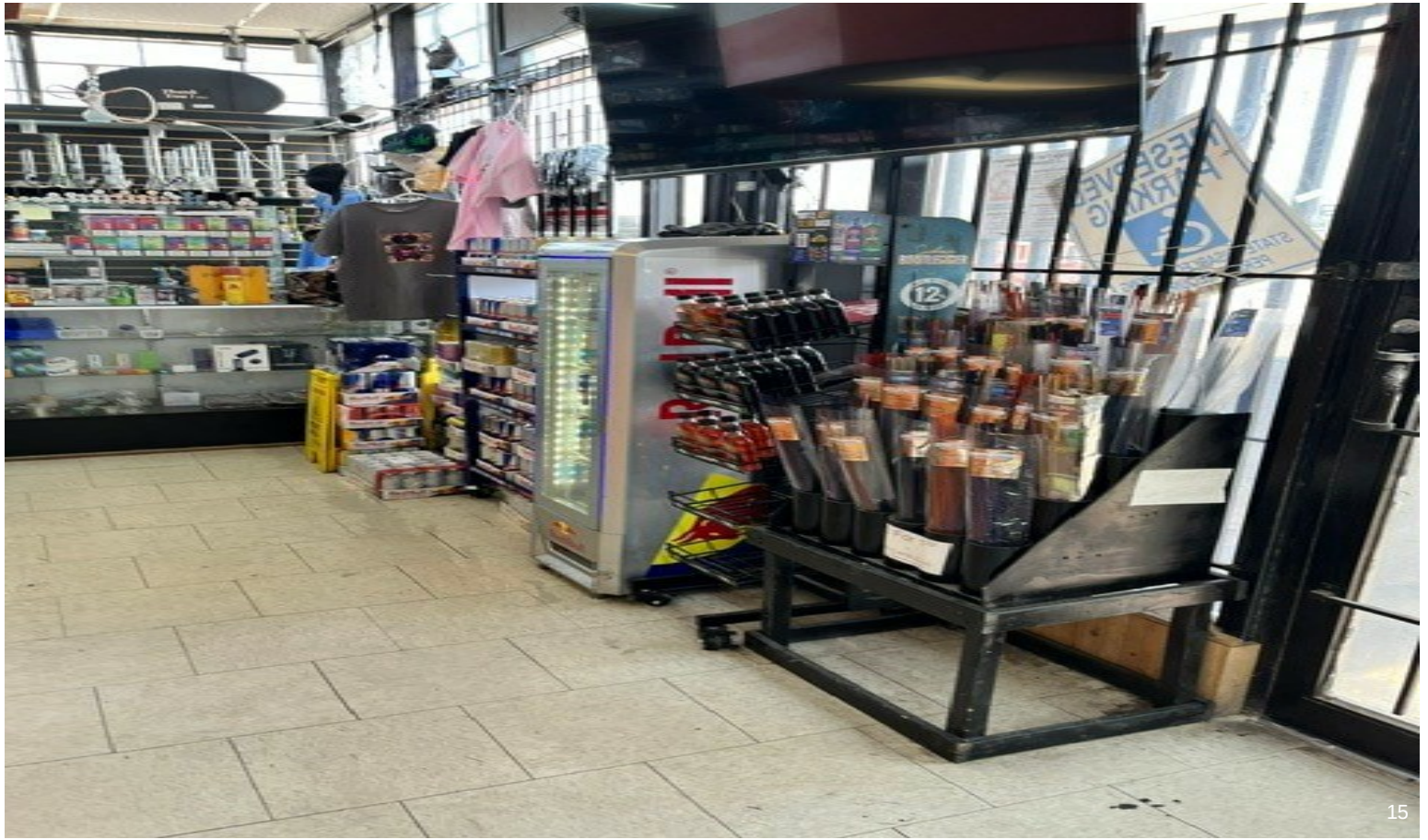


13



14

Property Photos



15



16

Property Photos



Property Photos



Property Photos



Property Photos



19



21

Property Photos



Property Photos



Building Photo



Building Photo

Property Photos

