

Elm Commerical Conversion

For Sale \$300,000 705 W Hartford Pl Broken Arrow, OK 74012



Property Description

Prime opportunity for commercial conversion—this 912 SF residential home sits on a 10,500 SF lot just steps from Braum’s and near the hard corner of Elm. The only barrier to direct Elm frontage is a narrow strip of city-owned land, giving the site excellent visibility and positioning for future commercial use. Ideal for investors or business owners looking to redevelop in a high-traffic, rapidly growing area.

Property Highlights

- Prime location
- Flexible space
- .24 Acre Lot
- High Visibility
- Strong Traffic counts
- Near the Rose District

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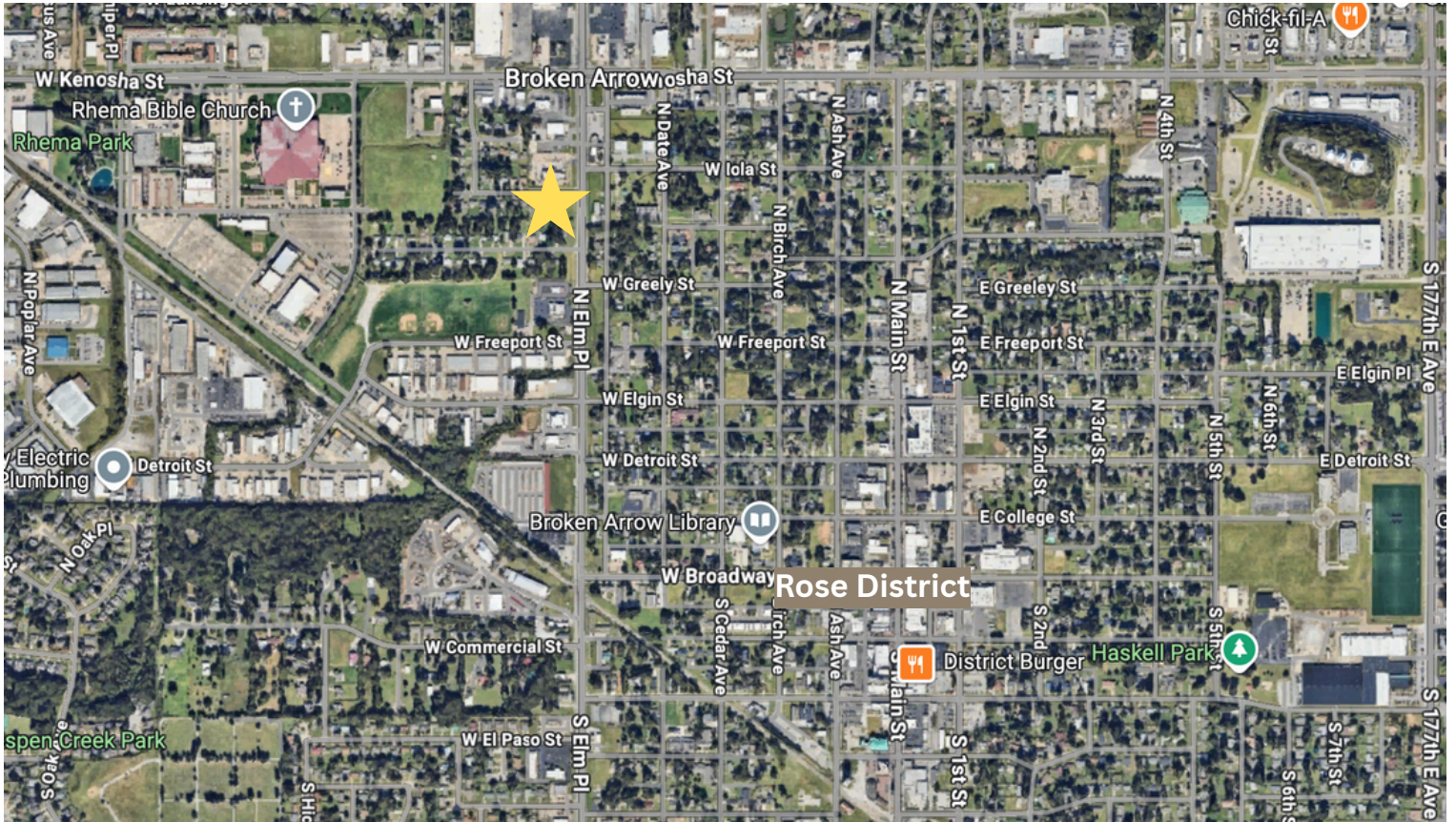
PHOTOS



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Demographics



Demographics Map Report	1 Mile	3 Miles	5 Miles
Total Population	20.1K	104.4K	230.1K
Average Age	35	36	35
Average HH Income	\$68.4K	\$83.3K	\$76.1K

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