

# 215 N WESTERN AVE

215 N Western Ave, Oklahoma City, OK 73106

INDUSTRIAL PROPERTY FOR SALE & LEASE



## PROPERTY DESCRIPTION

215 N Western Ave offers a versatile layout, allowing for flexible usage to suit a variety of business needs. The space features large windows that flood the interior with natural light, creating a welcoming and productive environment for retail or office use. Easy access to major transportation routes, this property provides convenience for both employees and clients.

## LOCATION DESCRIPTION

Located just a few blocks west of Oklahoma City's West Village District, this area has seen tremendous growth over the past decade. Hotels, apartments, shops and offices have revitalized a historically industrial area. The neighborhood is now home to multiple concert venues, breweries, and restaurants. With the recent demolition of the Purina plant and the forthcoming demotion of the county jail, the area is preparing to build on its current momentum.

## PROPERTY HIGHLIGHTS

- Great showroom space!
- Dock and drive-in doors
- 18' clear height warehouse
- Zoning: I-2 Moderate Industrial

## OFFERING SUMMARY

SALE PRICE:	\$1,075,000
LEASE RATE:	\$5,000 per month (MG)
AVAILABLE SF:	8,820 SF
LOT SIZE:	14,074 SF

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,623	34,754	85,735
TOTAL POPULATION	8,911	83,696	212,778
AVERAGE HH INCOME	\$64,641	\$67,031	\$64,540

Ian Duty-Dean

Managing Broker

405.928.6210

ian@greyhound.group

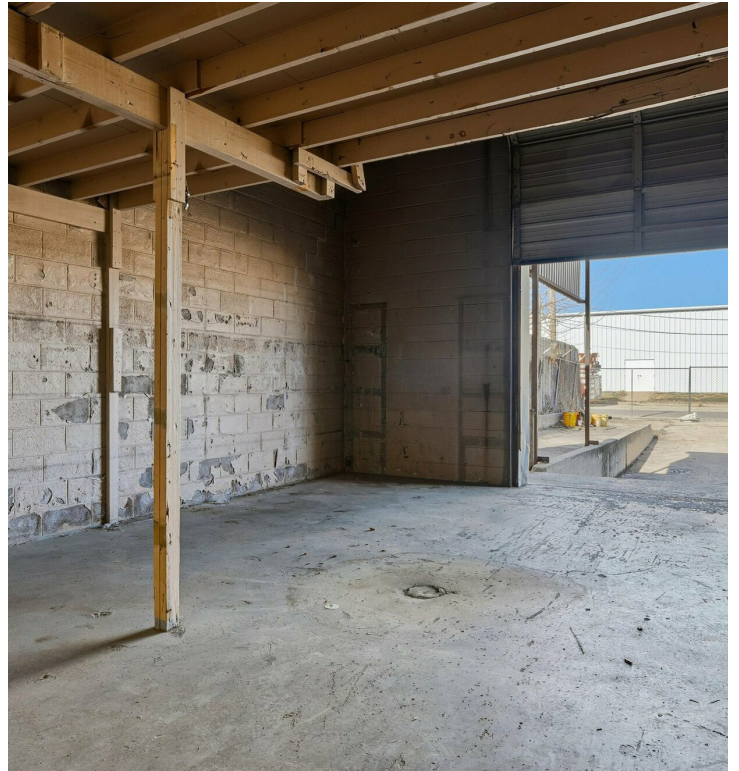


This information has been obtained from sources believed reliable. The Greyhound Group has not verified it and makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# 215 N WESTERN AVE

215 N Western Ave, Oklahoma City, OK 73106

INDUSTRIAL PROPERTY FOR SALE & LEASE



Ian Duty-Dean  
Managing Broker  
405.928.6210  
ian@greyhound.group

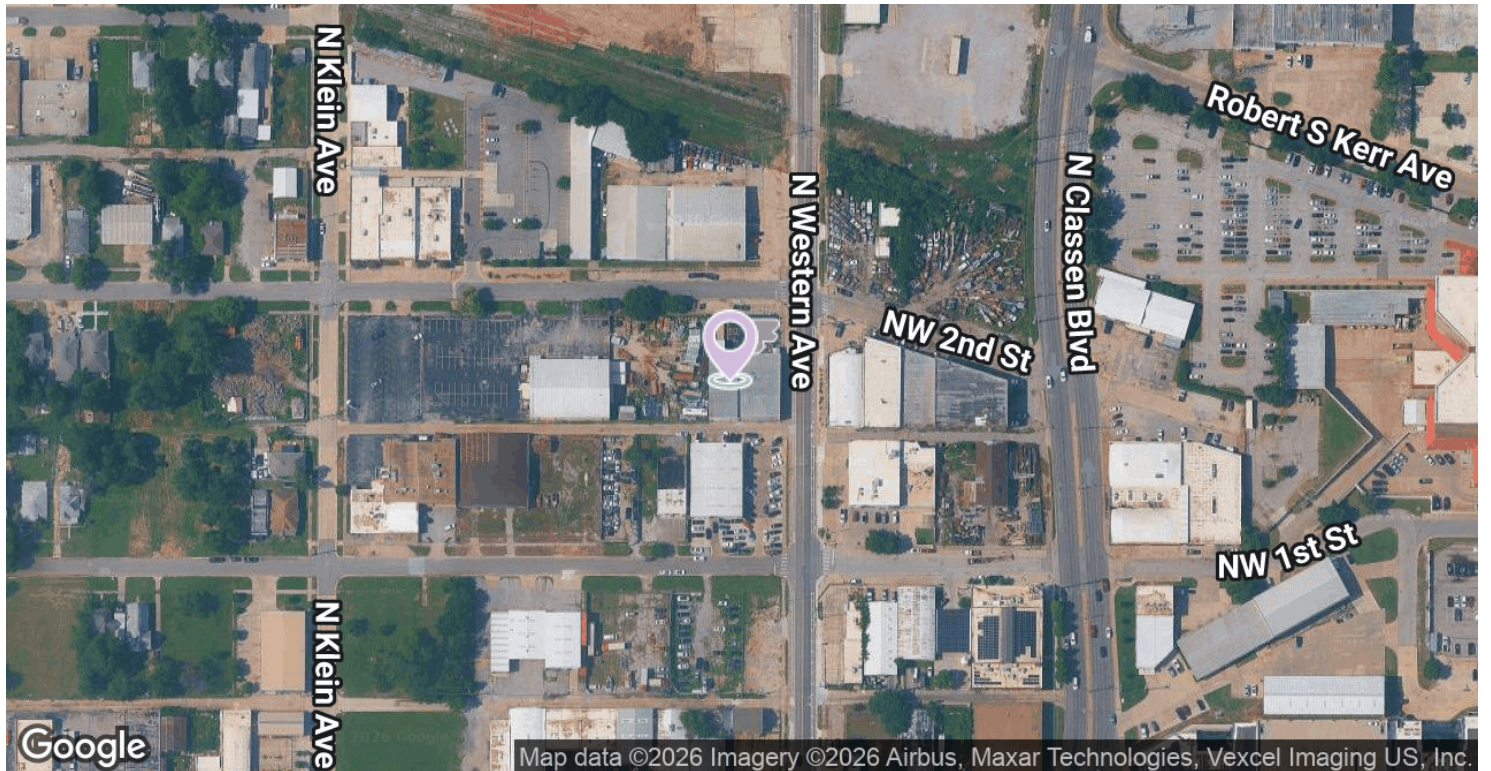
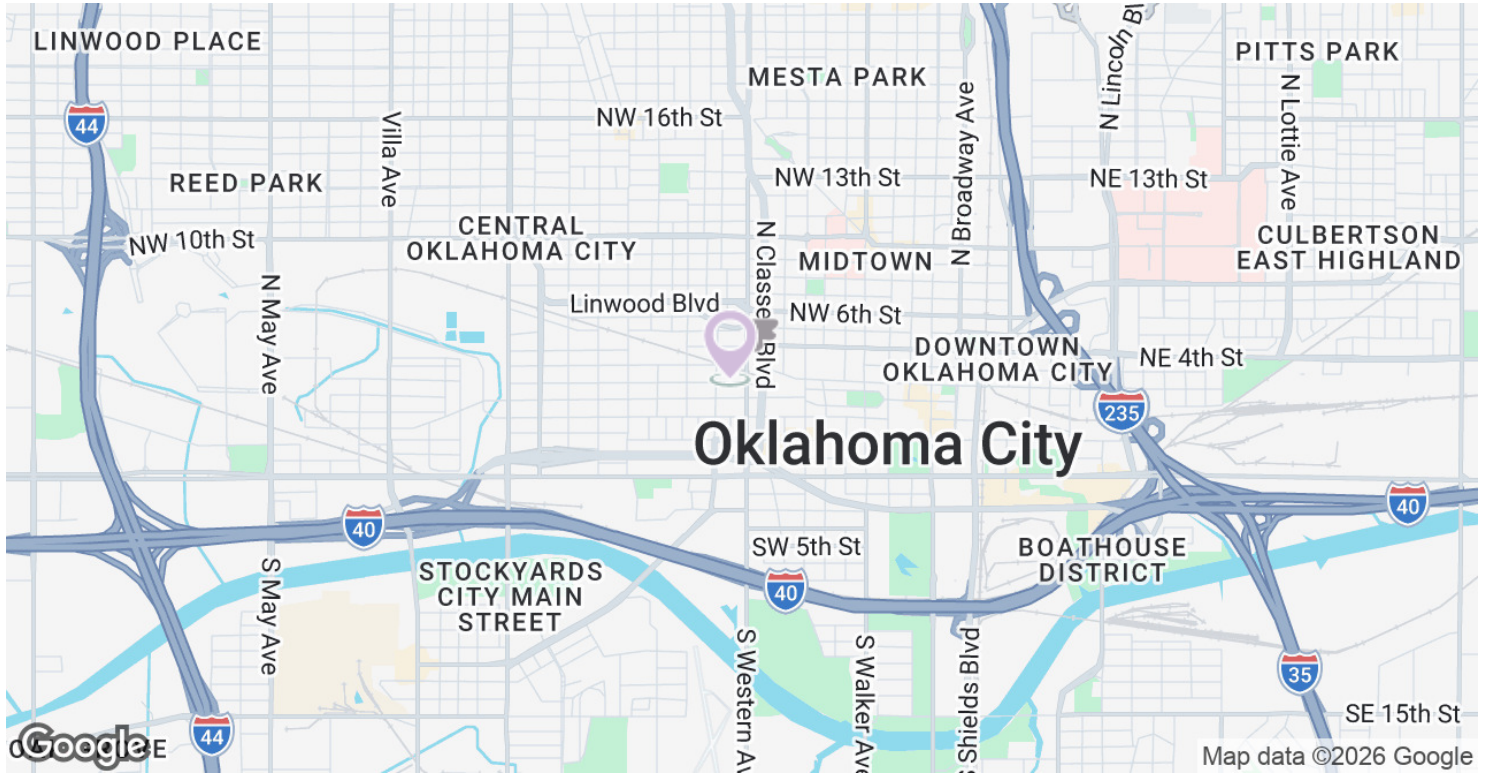


This information has been obtained from sources believed reliable. The Greyhound Group has not verified it and makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# 215 N WESTERN AVE

215 N Western Ave, Oklahoma City, OK 73106

INDUSTRIAL PROPERTY FOR SALE & LEASE



Ian Duty-Dean  
Managing Broker  
405.928.6210  
ian@greyhound.group

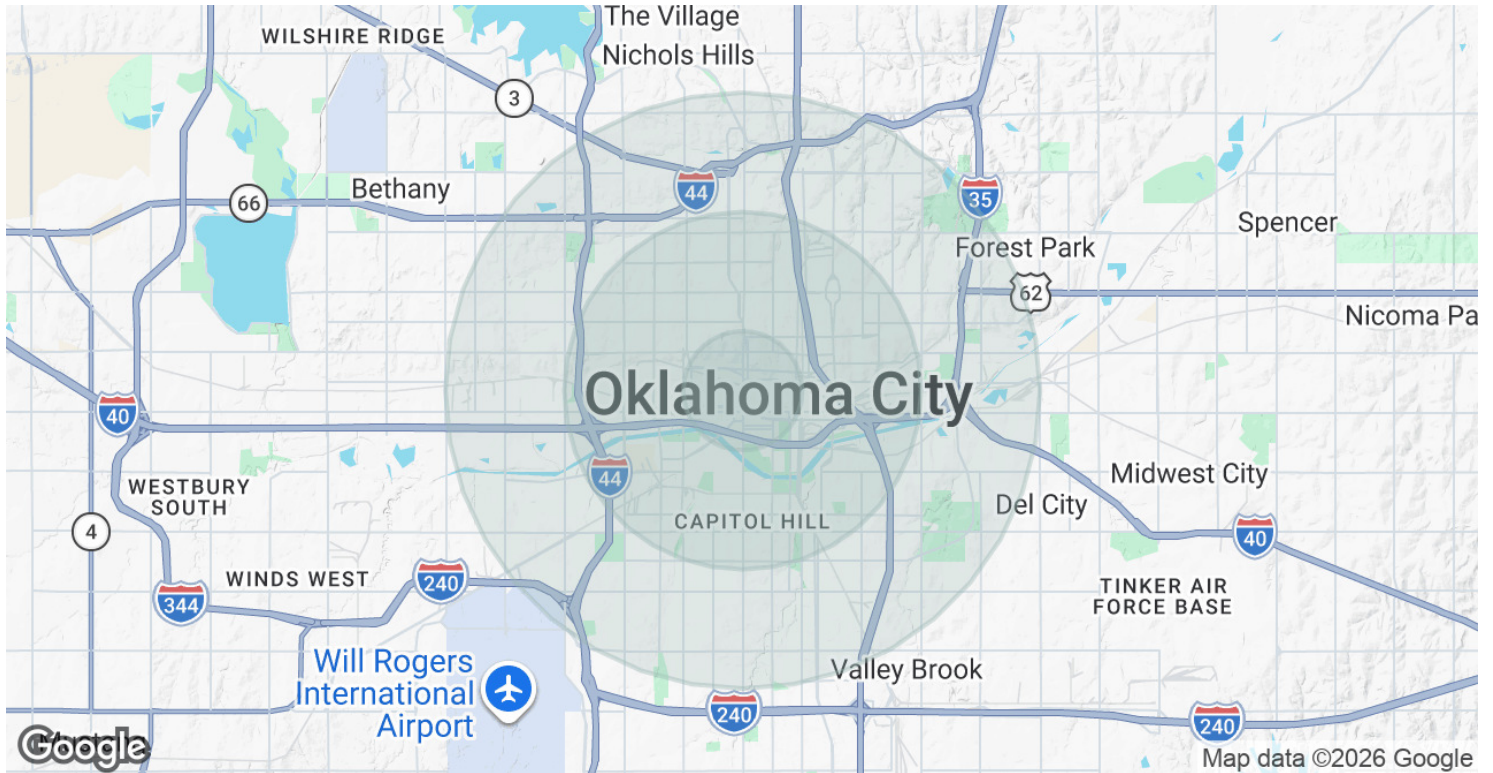


This information has been obtained from sources believed reliable. The Greyhound Group has not verified it and makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# 215 N WESTERN AVE

215 N Western Ave, Oklahoma City, OK 73106

INDUSTRIAL PROPERTY FOR SALE & LEASE



## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,911	83,696	212,778
AVERAGE AGE	38	36	37
AVERAGE AGE (MALE)	39	36	36
AVERAGE AGE (FEMALE)	38	36	37

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,623	34,754	85,735
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$64,641	\$67,031	\$64,540
AVERAGE HOUSE VALUE	\$331,769	\$238,009	\$207,546

2020 American Community Survey (ACS)

Ian Duty-Dean

Managing Broker

405.928.6210

ian@greyhound.group



This information has been obtained from sources believed reliable. The Greyhound Group has not verified it and makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.