

FOR SALE

**NEW
LISTING**

6308 NW 39th Expressway

List Price: \$539,900, Building Size: 4,000 sf

Lot Size: .82 acres MOL



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Property Description

Turn-key, owner-user opportunity along Bethany's historic Route 66 corridor. This 4,000-square-foot freestanding masonry building sits on approximately 0.82 acres and will be delivered vacant at closing. The property underwent extensive improvements in 2015, including a new roof and renovated interior. It is equipped with two recently replaced 6-ton HVAC units. The secured yard features an electric sliding gate with keypad and remote access, interior and exterior security cameras, and an approximately 100-square-foot above-ground tornado shelter rated for EF-5 conditions and up to 24 occupants. Additional features include 25 surface parking spaces, direct curb-cut access and prominent building signage. Located just west of N MacArthur Boulevard, the property benefits from approximately 28,470 vehicles per day.



KW Commercial Elite

5629 N Classen Blvd, OKC, OK 73118

kwc-ok.com

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(predominantly office)

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