

WAREHOUSE W/ ENCLOSED & COVERED YARD

1720 NW 1ST STREET, OKC, OK 73106



PROPERTY DESCRIPTION

1720 NW 1st street also known as the Artform Production Building: a 4,000 sq ft industrial haven on a 14,000 sq ft double lot. Crafted in 1979, it's tailored for light manufacturing/fabrication and storage, boasting two 14-ft roll-up doors for easy drive-through access. Inside, a climate-controlled 1,000 sq ft production room and restroom elevate convenience. Security is paramount with a fenced yard, gated entry, yard cover, and exterior storage. The south-facing entrance offers a double-wide alley for enhanced accessibility. Embrace 0.32 acres of potential—a space where innovation thrives and legacies unfold. Don't miss this industrial opportunity that seamlessly blends history with forward-looking possibilities.

OFFERING SUMMARY

Sale Price:	\$495,000
Lot Size:	0.32 Acres
Building Size:	4,000 SF
Year Built:	1979

PROPERTY HIGHLIGHTS

- Building: 4,000 SF
- Land: 14,000 SF (0.32 Acres)
- Built: 1979
- Plumbed for Air Compression
- 3 Phase Electric
- 1,000 SF climate controlled production room
- Two 14' high roll up doors
- Fenced & Gate Yard
- Yard Cover
- Exterior storage shed



AARON DIEHL

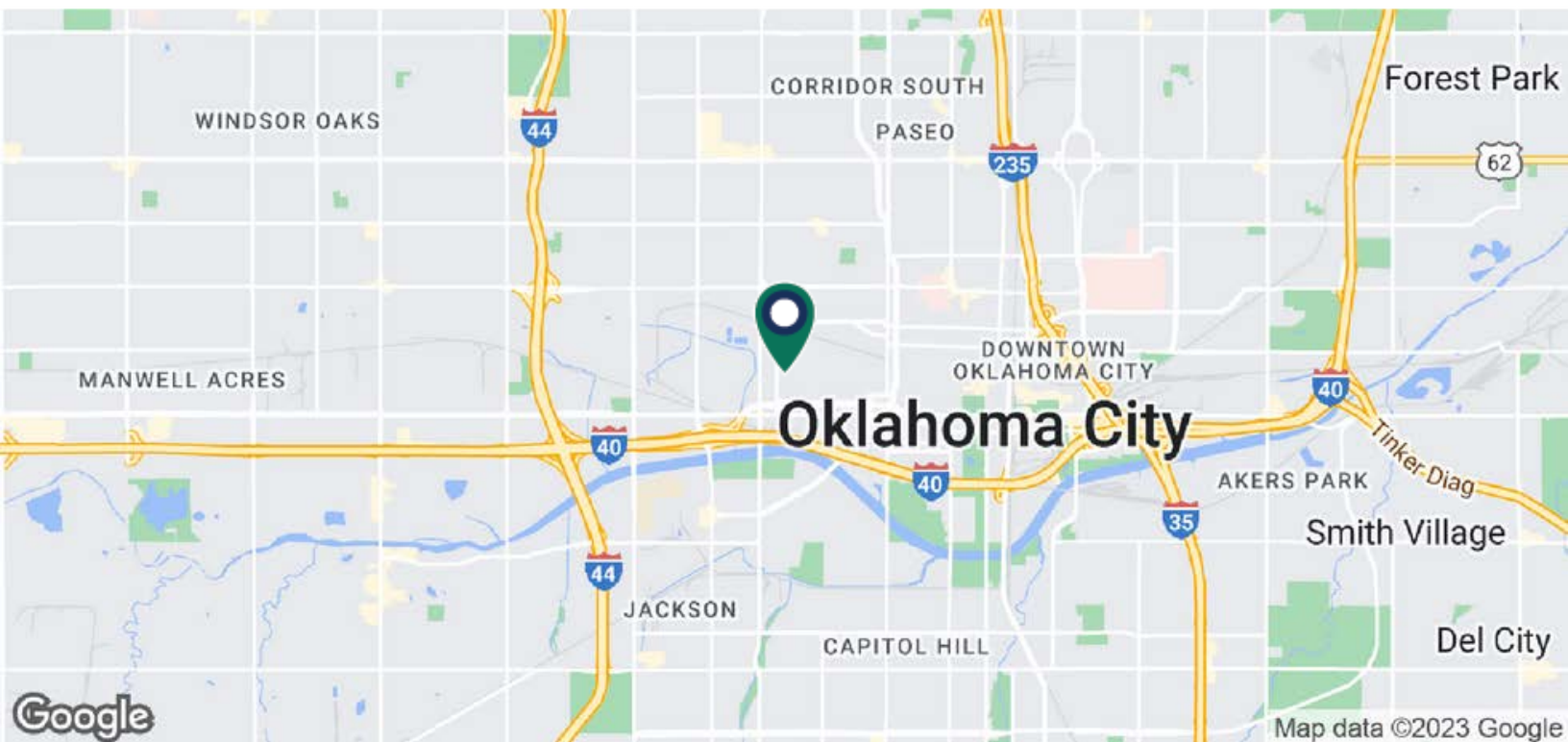
adiehl@priceedwards.co
m O: 405.651.3308

PRICE EDWARDS AND CO.

FOR SALE
\$495,000

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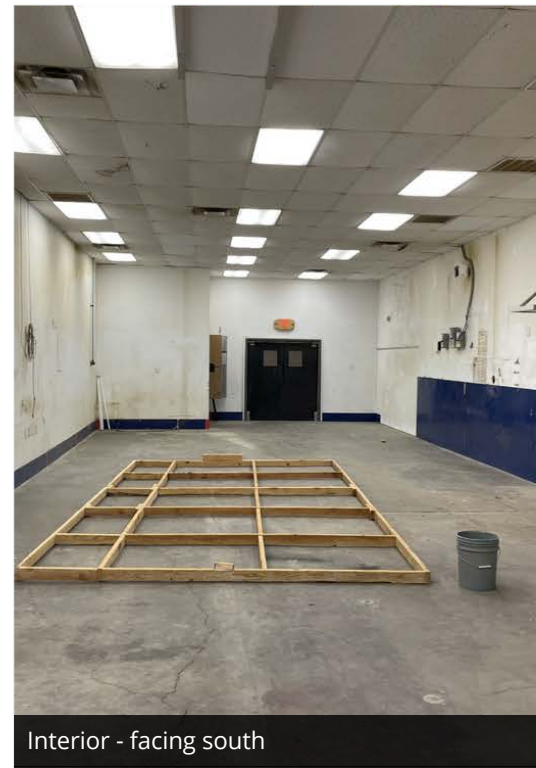
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ARTFORM PRODUCTION BUILDING 1720 NW 1ST STREET OKLAHOMA CITY, OK 73106



Covered Yard; 7,000SF; with storage shed

South alley entrance to building & yard

Interior - facing south

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,915	89,918	235,430
Average Age	35.1	31.6	32.9
Average Age (Male)	34.7	31.7	32.5
Average Age (Female)	33.9	31.5	33.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,035	34,084	93,293
# of Persons per HH	3.4	2.6	2.5
Average HH Income	\$31,261	\$43,094	\$43,833
Average House Value	\$51,962	\$134,740	\$129,783

* Demographic data derived from 2020 ACS - US Census

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