PRICE EDWARDS AND CO.

FOR SALE \$495,000

WAREHOUSE & ENCLOSED YARD

1720 NW 1ST STREET, OKC, OK 73106



PROPERTY DESCRIPTION

Artform Production building is a 4,000 SF warehouse used for light manufacturing, and vinyl production. The building sits on a 7,000 SF lot, has two 12' high roll up doors so vehicles can pull all the way through the building. Half of the building currently has a drop ceiling and is closed off for vinyl production, printing, and cutting. This unique industrial space north of the ironworks district offers tenants the opportunity for storage or manufacturing on one side and clean room manufacturing on the other.

PROPERTY HIGHLIGHTS

- Warehouse, and Clean manufacturing space or Office
- · Yard with overhead covers
- Phase 3 electric

OFFERING SUMMARY

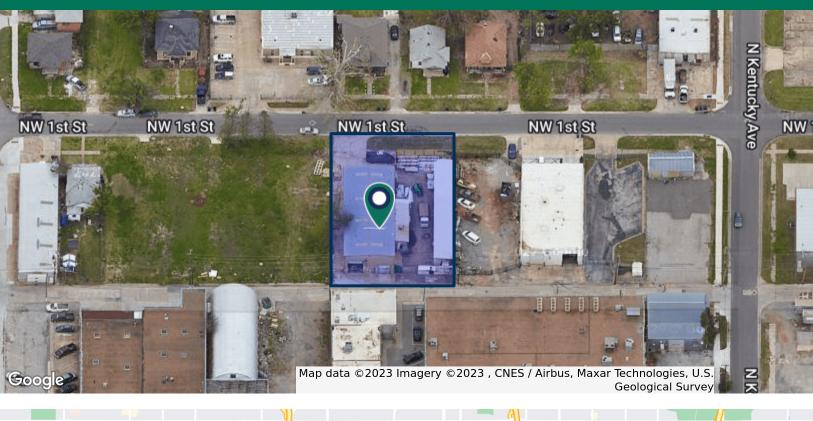
Sale Price:	\$495,000
Lot Size:	0.16 Acres
Building Size:	4,000 SF
Year Built:	1979
Zoning:	1-2

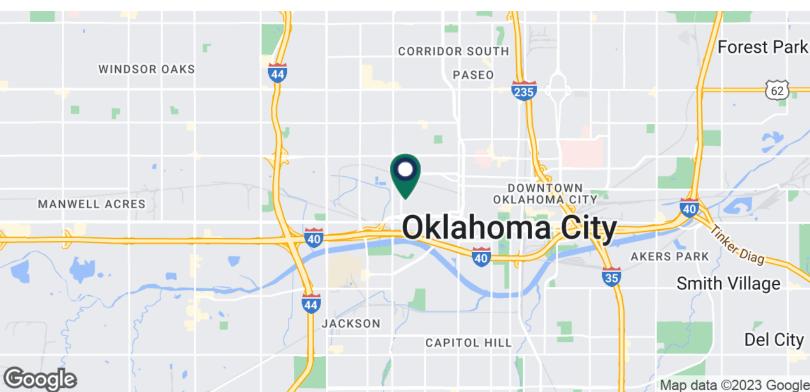
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ARTFORM PRODUCTION BUILDING

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ARTFORM PRODUCTION BUILDING

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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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