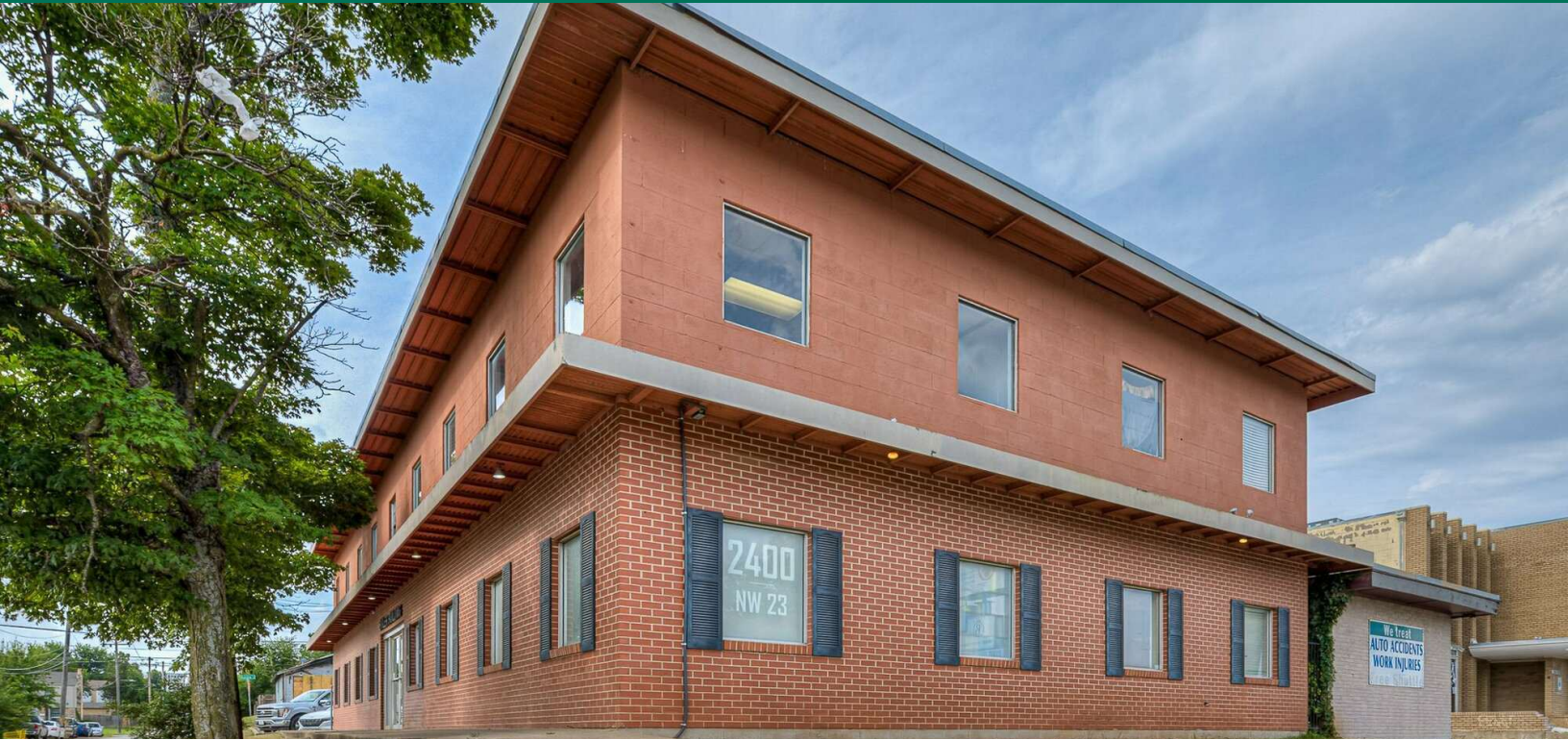


## BIXLER BUILDING

2400 NW 23RD ST OKLAHOMA CITY, OK 73107



## PROPERTY DESCRIPTION

Introducing the Bixler Building, a fully leased, 7,200 square-foot office property located at 2400 NW 23rd Street in Oklahoma City. Built in 1963, this mid-century designed building features 19 mixed-use office suites, offering flexibility for various business needs. Situated on a corner lot with a stoplight, it provides excellent visibility and accessibility. Ample parking is available at the rear of the property. The building's prime location in the NW 23rd Corridor places it across from Shepherd Mall and in close proximity to Oklahoma City University, and Downtown Oklahoma City. The building is also located between I-44 and I-235, ensuring convenient access to a range of amenities and services.

## LOCATION DESCRIPTION

Located on the northeast intersection of NW 23rd Street and Villa Avenue between Pennsylvania Avenue and May Avenue.

## OFFERING SUMMARY

Sale Price:	\$475,000
Building Size:	7,200 SF
Year Built:	1963
Parking:	23 spaces
Floors:	2
Lot Size:	15,933 SF
Zoning:	C-3

## IAN SELF

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## TRE DUPUY

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