

FOR SALE

**NEW
LISTING**

55751 E Highway 85A

Sale Price: \$1,300,000



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Property Description

Copper Top Plaza offers investors a fully leased, income-producing retail asset strategically located at the intersection of State Highway 85A and State Highway 125 in the heart of Grand Lake's bustling northern corridor. Newly constructed in 2023, this 16,000-square-foot property encompasses two modern buildings on a one-acre site, complemented by approximately 55 on-site parking spaces for optimal accessibility and convenience.

Anchored by a specialty coffee tenant with drive-thru service, the diverse tenant mix includes a vibrant local restaurant, a full-service salon, and a boutique clothing retailer, creating a dynamic destination hub that serves both the local community and Grand Lake's steady stream of visitors. The center is underpinned by strong lease agreements, with some terms extending into 2030, ensuring predictable and stable cash flow for ownership.

Designed for operational flexibility, the development incorporates four garage bays suitable for service-based businesses, as well as an on-site residential apartment offering versatility for management or additional rental potential. Modern utility infrastructure, including fiber optic internet, public water and sewer, trash service, and propane, supports seamless operations. Located in one of Northeast Oklahoma's most active recreational markets, Copper Top Plaza benefits from high vehicle visibility, consistent year-round traffic, and significant seasonal tourism. This property combines contemporary design, stabilized occupancy, and long-term upside potential in one of the region's strongest commercial corridors.

55751 E Highway 85A

Building Size: 16,000 sf

Property Size: 1.01 acre

Sales Price: \$1,300,000



KW Commercial Elite

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