

● FOR SALE

2601 S Prospect Ave — Industrial Property, 4,400+ SF

Oklahoma City, OK · SE OKC · Highway Access · Owner-User or Investment

\$745,000 **4,400+ SF** INDUSTRIAL / RETAIL SE OKLAHOMA CITY HIGHWAY VISIBILITY OWNER-USER OR INVESTOR



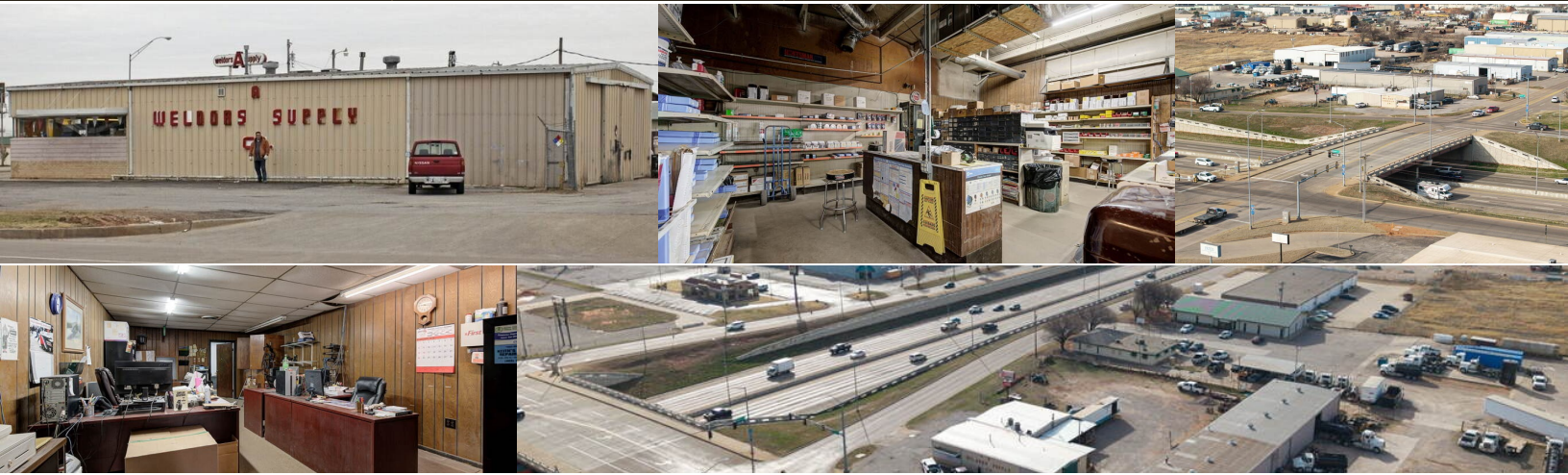
AERIAL VIEW — HIGHWAY FRONTAGE AND SE OKC CORRIDOR

ASKING PRICE
\$745,000

BUILDING SIZE
4,400+ SF

PROPERTY TYPE
Industrial

STATUS
For Sale



ABOUT THE PROPERTY

Over 4,400 SF of industrial retail property at 2601 S Prospect Ave in Southeast Oklahoma City. Currently operating as a welding supply store, this property is well-suited for owner-users or investors seeking a functional industrial or service-oriented building with established use.

The existing layout supports welding, fabrication, contractor supply, automotive, or similar light industrial operations. Positioned along S Prospect Ave with convenient access to major surface streets and nearby highways — a practical location for businesses requiring customer access, deliveries, or trade traffic.

LOCATION & ACCESS

SE Oklahoma City on S Prospect Ave with direct highway interchange access. Established industrial corridor. Strong daily vehicle counts from nearby on/off ramps provide consistent visibility ideal for service-oriented and supply businesses.

PROPERTY FEATURES

- ✓ 4,400+ SF industrial building
- ✓ Highway visibility & access
- ✓ Showroom / retail counter
- ✓ Warehouse / storage space
- ✓ Private office space
- ✓ On-site parking / yard
- ✓ Established operating use
- ✓ Surface street frontage

IDEAL USES

Welding & Fabrication	Contractor Supply	Automotive / Fleet	Light Industrial
Trade Supply	Equipment Sales	Service / Repair Shop	Distribution
Investment / Lease-Up			

Contact listing agent for details and to schedule a showing.

