

RESTAURANT BUILDING FOR SALE

2130 ALAMEDA ST

NORMAN, OK 73071



JUDY J. HATFIELD, CCIM

Equity Commercial Realty Advisors, LLC
Founding Principal
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OFFERING SUMMARY

Sale Price:	\$850,000
Building Size:	5,584 SF
Lot Size:	1.41 Acres
Year Built/Renovated:	1972 / 2022
Insurance (2026):	\$5,585
Taxes (2025):	\$8,971
Parking (On-Site):	95 Spots
Zoning:	C-2

PROPERTY HIGHLIGHTS

- Great Visibility on Alameda Street - High Traffic Area, 15,000+ Vehicles/Day
- Former Mexican Restaurant - Kitchen w/ Equipment, Bar Area & Seating, Multiple Dining Areas, Large Outdoor Patio | Comfortably Seats 70 Inside (furniture not included). Additional Upstairs Room (150 SF mol) Accessible by Exterior Staircase
- Improvements (2024): New Ansel System Installed in Kitchen on Vent Hoods | (2022) New Roof, Updated Landscaping, New Ceiling Tile Throughout, New Condensing Units (Walk-In Freezer/Cooler), New Hot Water Tank & Plumbing up to code
- New Retail Development: New Target currently under construction adjacent to the Walmart Supercenter near Classen Blvd. & Cedar Lane as part of a new southeast Norman retail development.
- Norman Population: Estimated population of 132,923 (2026)
- University of Oklahoma: Record 32,622 Norman Campus students enrolled for Fall 2025; OU also welcomed its largest freshman class to date and continues to experience significant enrollment growth.
- Judy J. Hatfield, Broker / Owner
- VIEW PROPERTY VIDEO HERE: <https://vimeo.com/1222112483?share=copy&fl=sv&fe=ci>

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STRATEGICALLY LOCATED

IDEAL LOCATION WITH ACCESS TO KEY DESTINATIONS,
SERVICES AND GROWING COMMUNITIES IN NORMAN

1 To the University of Oklahoma



PROXIMITY: 2.4 miles west

2 To Downtown Norman



PROXIMITY: 2 miles west

3 To I-35 Access



PROXIMITY: 5 miles west

4 To Norman Regional Hospital SE 24th & Highway 9



PROXIMITY: Approx. 2.5 miles south.
Full service clinic with 24-hour emergency department.

5 East Norman Residential Development



PROXIMITY: Rapidly growing area with hundreds of
new homes approved and under construction.

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