



# FOR SALE | \$165,000

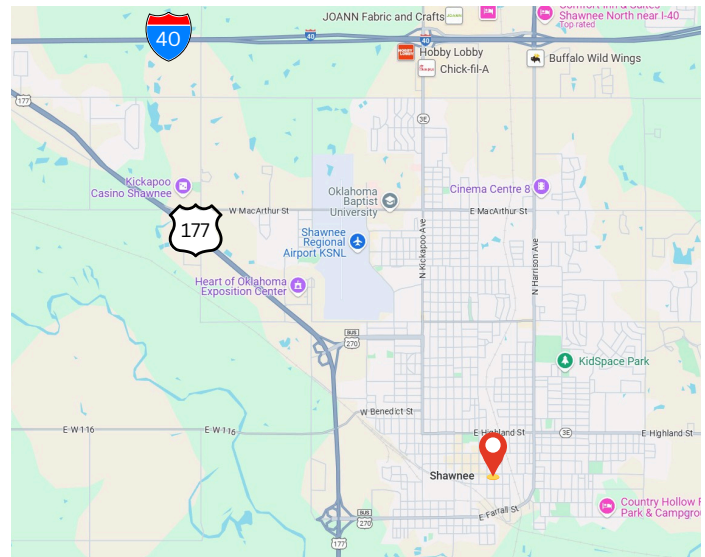
## 324 E. MAIN STREET, SHAWNEE, OK 74801



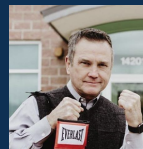
### PROPERTY OVERVIEW

An iconic 2,875sqft retail building, built in 1905, boasts a historic charm with modern potential - in grey shell condition and ready for your design ideas. This 2-story property positioned on a corner lot on Main Street in Shawnee, offers a prime location perfect for retail, office, or restaurant use in a heavy traffic area close to downtown living. Curbside parking ensures seamless accessibility. Additionally, a separate entrance opens up opportunities for an additional tenant or business, enhancing rental income prospects. This downtown gem is an ideal investment opportunity. Don't miss the chance to own a piece of Shawnee's history and put your mark on this quaint downtown, individual building. Contact us today to learn more about this exceptional property before it's gone!

### 2,875 SQFT | ZONED: COMMERCIAL



**ROBIN O'GRADY**  
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**SEAN O'GRADY**  
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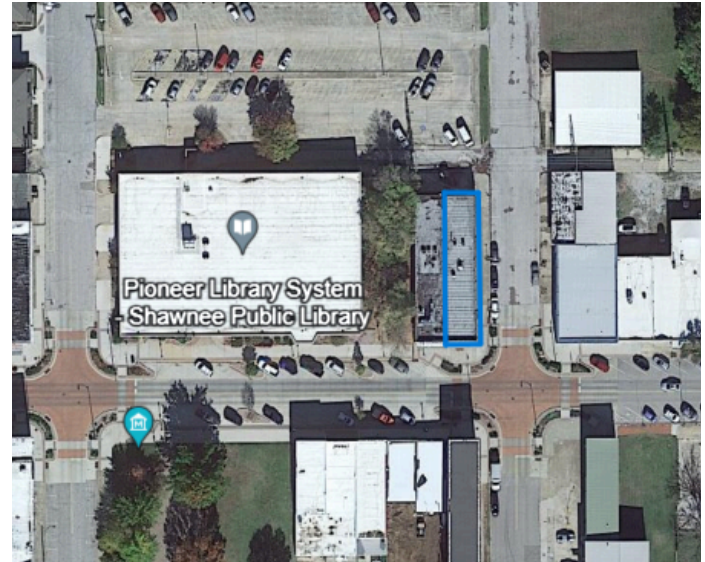
CALL TODAY (405) 463-1994 OR VISIT [WWW.CALIBERREALTORS.COM](http://WWW.CALIBERREALTORS.COM)



## QUAINT DOWNTOWN INDIVIDUAL BUILDING

### INVESTOR HIGHLIGHTS

- 2,875sqft Retail Building
- Built in 1905
- Quaint Downtown Individual Building
- Location perfect for retail, office or restaurant use
- Heavy traffic area
- Close to downtown living
- 2 Story, Corner Lot
- In grey shell condition and ready for design
- Separate entrance for an additional tenant or business
- Curbside Parking



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