

509 W OKLAHOMA AVE

Guthrie, OK 73044



OFFERING SUMMARY

Sale Price:	\$349,900
Building Size:	8,680 SF
Clear Height:	12 Feet
Year Built:	1930
Zoning:	Industrial

PROPERTY OVERVIEW

This versatile building is ideal for distribution, warehousing, or office/retail purposes. With its prime location in the heart of Guthrie and a well-established infrastructure, this property offers compelling potential for a range of business operations.

PROPERTY HIGHLIGHTS

- Located just west of downtown Guthrie, within eight minutes of Guthrie Regional Airport
- Ideal for redevelopment due to its proximity to the historic surrounding area
- Situated in a zoning district allowing for a broad range of uses
- Current floor plan provides excellent combination of office and retail space alongside warehouse capabilities.



Adept Commercial Real Estate, LLC
1 NE 2nd Street, Suite 101
Oklahoma City, OK 73104

Cody Beat
405.831.0059
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ADDITIONAL PHOTOS

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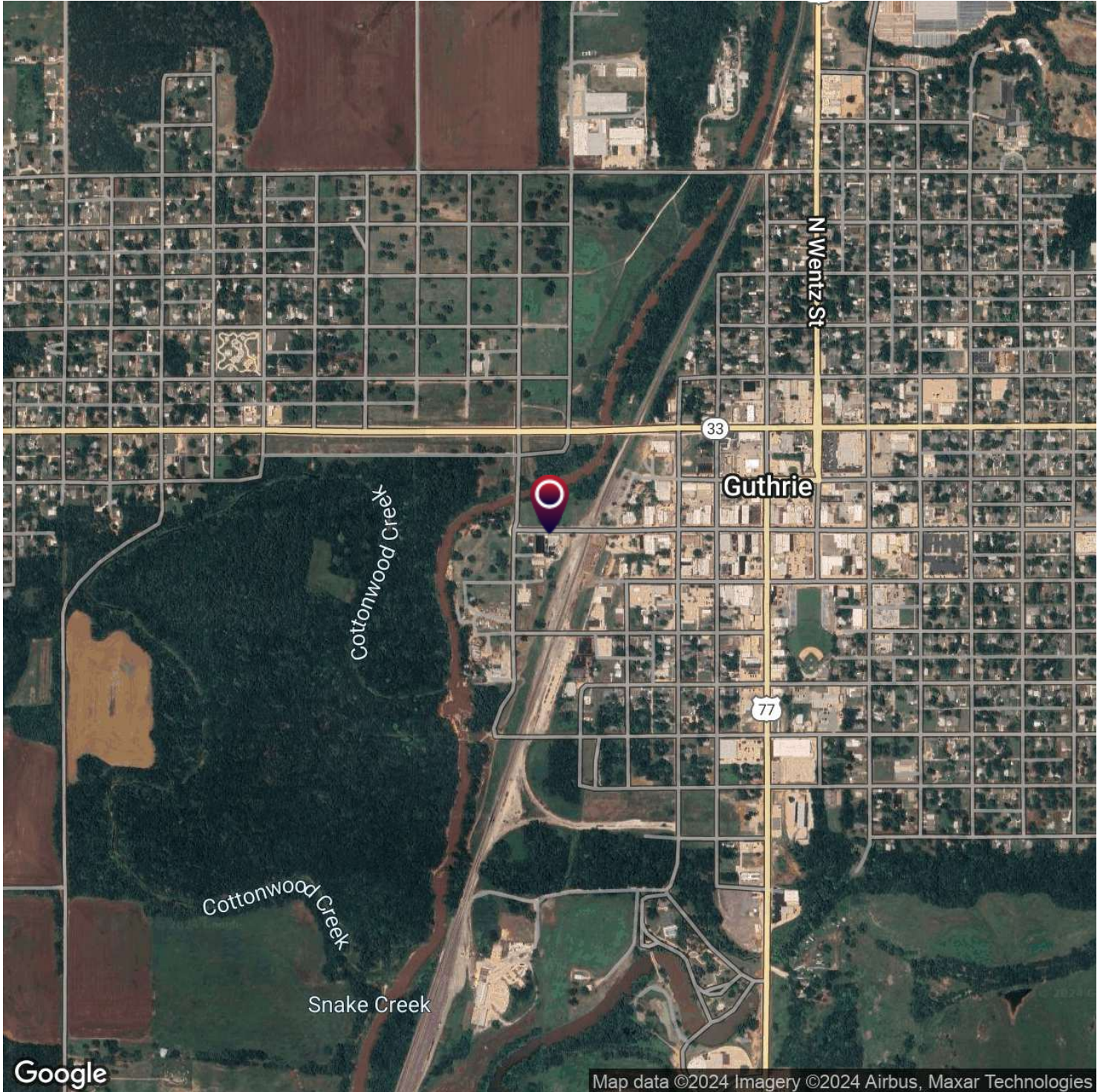
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LOCATION MAP

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