

## Commercial Sale Client Full

**601 S 9th Highway Durant, OK 74701-6401**  
 MLS#: **2503837**  
 Status: **Active 01/26/25**  
 Type: **Office Building**  
 County: **Bryan**  
 School District: **Durant - Sch Dist (58)**  
 Subdivision:

Census Tract:  
 TRS: **06S-09E-32**

List Price: **\$245,500**  
 LP/SQ: **\$121**  
 List Date: **01/26/2025**



### General Information

Permitted Use: **Distributive, Mixed Use, Office, Retail, Warehouse**  
 SqFt: **2016/Court House**  
 # Stories: **1** Acres: **0.27**  
 Rooms: **11,615** SqFt2:  
 Year Built: **1977/Court House** SqFt3:  
 Location: **Under Const:**  
 Mineral Rights: **None**  
 Roof: **Other**  
 Taxes/Tax Yr/Tax ID: **\$1,198/2024/A001-00-304-001-0-002**  
 Legal: **A001-00-304-001-0-002-00 - DURANT BEG NECOR LT 1 W125'S TO SOUTHERLY LINE LT, E125', N90.2'POB BLK 304**

Directions: **From the South: Exit 75N to 9th Street at the Choctaw Casino and continue for 2.8mi. Signs on your left. From the North: Exit 75S to Main Street in Durant and continue for 1 mile, turn right on 9th Street, continue for 1.4mi. Signs on your right.**

### Remarks

Remarks: **A Large Open Floor Plan ready to create a Commercial Business of multi-choices with tons of opportunities and over 2000 sq. ft. There is a New Drive in Window, Display Cases across the entire front wall, 4 Front Doors, New Concrete parking in back, New Roof, His & Her Bathrooms. Located right off 9th Street and in the heart of Durant minutes from Choctaw Casino. Many storage options with built in Shelving. This building could easily be split into 2 separate units/offices. Multiple parking spaces in front, with sign post in front. Schedule your tour today! Motivated seller.**

### Listing Information

Documents On File:	<b>Aerial Photo</b>	Fence:	<b>None</b>
Foundation:	<b>Slab</b>	Exterior Features:	<b>Lighting, Pole Sign, Storage</b>
Floors:	<b>Concrete</b>	Lease Type:	
Construction:	<b>Concrete</b>	<b>Features &amp; Utilities</b>	
Water:	<b>City</b>	Sewer:	<b>City</b>
Heating:	<b>Electric/Central</b>	Cooling:	<b>Central AC</b>
Energy:	<b>Extra Insulation</b>		
Interior:	<b>Cable TV Wired, High Speed Internet, Public Restrooms, Security System-Leased, Smoke Detector</b>		
Utility Connect Avail:	<b>Cable TV, Electric, Electric Available, Phone, Phone Available, Sewer Available, Water, Water Available</b>		

Click on the arrow to view Additional Photos





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#### Search Criteria

Status is 'Active'  
List Agent MUI is 19478007  
Co List Agent MUI is 19478007  
Selected 1 of 9 results.