

NO RESERVE

AUCTION

APR 19

SUNDAY, APRIL 19TH 1:30 PM - DRUMRIGHT, OK

LOCATION: 900 Truck Bypass, Drumright, OK 74030. From the intersection of Hwy 33 and the Truck Bypass, go North ¼ mile. *Watch for signs.*

This is a unique opportunity to acquire two highly versatile commercial properties, each offering significant potential for a range of commercial or investment purposes. Whether you're interested in an established property with rental income or a prime location to start something new, these parcels have everything you need.



SELLING WITHOUT RESERVE!

TRACT ONE



This property spans 1.39 acres (±) and features a 3,750 sq. ft. metal building situated in a high-traffic, commercially zoned area. The building is equipped with city utilities, including natural gas and a 2-zone heating and air system. The building is adaptable for various uses, with convenient access on both the east and west sides of the building and direct highway frontage as well as Skinner Ave.



Formerly serving as a healthcare facility, this building translates perfectly to a variety of commercial uses. Inside, you'll find 7 exam/office rooms, each with sinks, along with 4 additional offices, a spacious waiting area with 2 reception windows, and a break room featuring an electric receptotop and microwave. The property also includes 2 half baths and a storage area with an overhead door. Ample parking is available, providing flexibility for different business needs. This property has great potential for conversion into medical offices, restaurant, retail space, climate-controlled storage, or other commercial uses.



TRACT TWO



DRUMRIGHT MINI STORAGE FACILITY

This 0.76-acre (±) parcel is home to a 30' x 100' storage building, containing 24 units ranging from 5' x 10' to 10' x 15' in size. Additionally, there is a 24' x 60' storage building with 5 units measuring 12' x 24' each. All units are equipped with overhead roll-up doors. The storage facility generates steady rental income, with rates ranging from \$25 to \$100 per month, depending on the unit size.

The facility is ready for continued use and offers significant potential for expansion, making it an excellent investment opportunity. This parcel could also serve other commercial purposes and would be a valuable complement to Tract 1.

NOTE: THIS PROPERTY WILL BE OFFERED IN INDIVIDUAL TRACTS AND IN COMBINATIONS USING THE MULTI-PARCEL METHOD, GIVING YOU AN OPPORTUNITY TO OWN IT IN ITS ENTIRETY, OR ONLY THE INDIVIDUAL TRACTS YOU CHOOSE.

Terms: Seller will accept the highest bid or bids at the close of the auction and provide an abstract to date and a warranty deed at closing. Buyer must make a 10% deposit at the conclusion of the auction and pay the balance in cashier's funds at closing within 45 days of sale. Announcements day of sale supersede all advertising. There are no contingencies for financing, so financial arrangements must be made prior to the auction.

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For viewing this property or for more details, contact Brian Bendele or Mike Bendele, United Country Real Estate 405-258-0408, OR John Ball or Justin Ball, Ball Auction Service 405-258-1511. Photos & details online at www.BallAuction.bid or www.BendeleCo.com



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