



## 303 SW Sheridan Rd

303 SW Sheridan Rd, Lawton, OK 73505



**Cummins-Setters  
Commercial Partners LLC**



**Chuck Webber**

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## 303 SW Sheridan Rd

\$365,000

An established and thriving Chinese restaurant is available for sale. The business has been in continuous operation for over 20 years at a prime location on SW Sheridan Road in the heart of Lawton. The restaurant comprises 3,220 square feet on a 0.77-acre lot. The interior was fully remodeled within the past year and includes a functional drive-thru. This offering includes the real estate as well as all fixtures, furniture,...

Great opportunity to purchase a Lawton restaurant institution that has been in business over 20 years. The sale includes all FFE to have a successful turnkey restaurant. Owners will consider carrying the note with negotiated terms and conditions....

- Main Road Exposure
- Full Kitchen
- Has Drive-thru
- Owner Financing

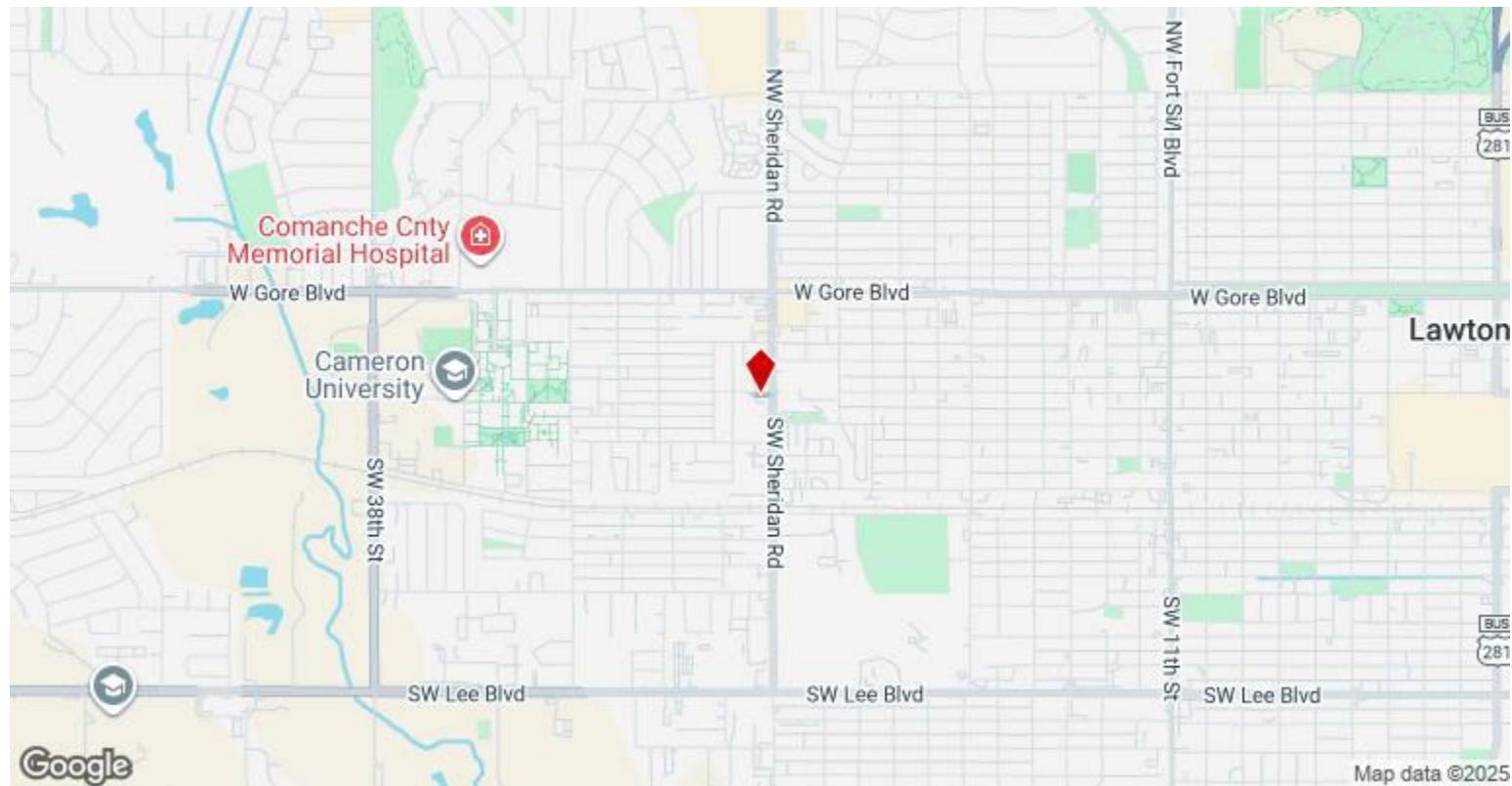


Price:	\$365,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	33,439 SF
Gross Building Area:	3,583 SF
Sale Conditions:	Business Value Included
No. Stories:	1
Year Built:	1966
Tenancy:	Single
Zoning Description:	C-5
APN / Parcel ID:	0024994
Walk Score ®:	72 (Very Walkable)

## Major Tenant Information

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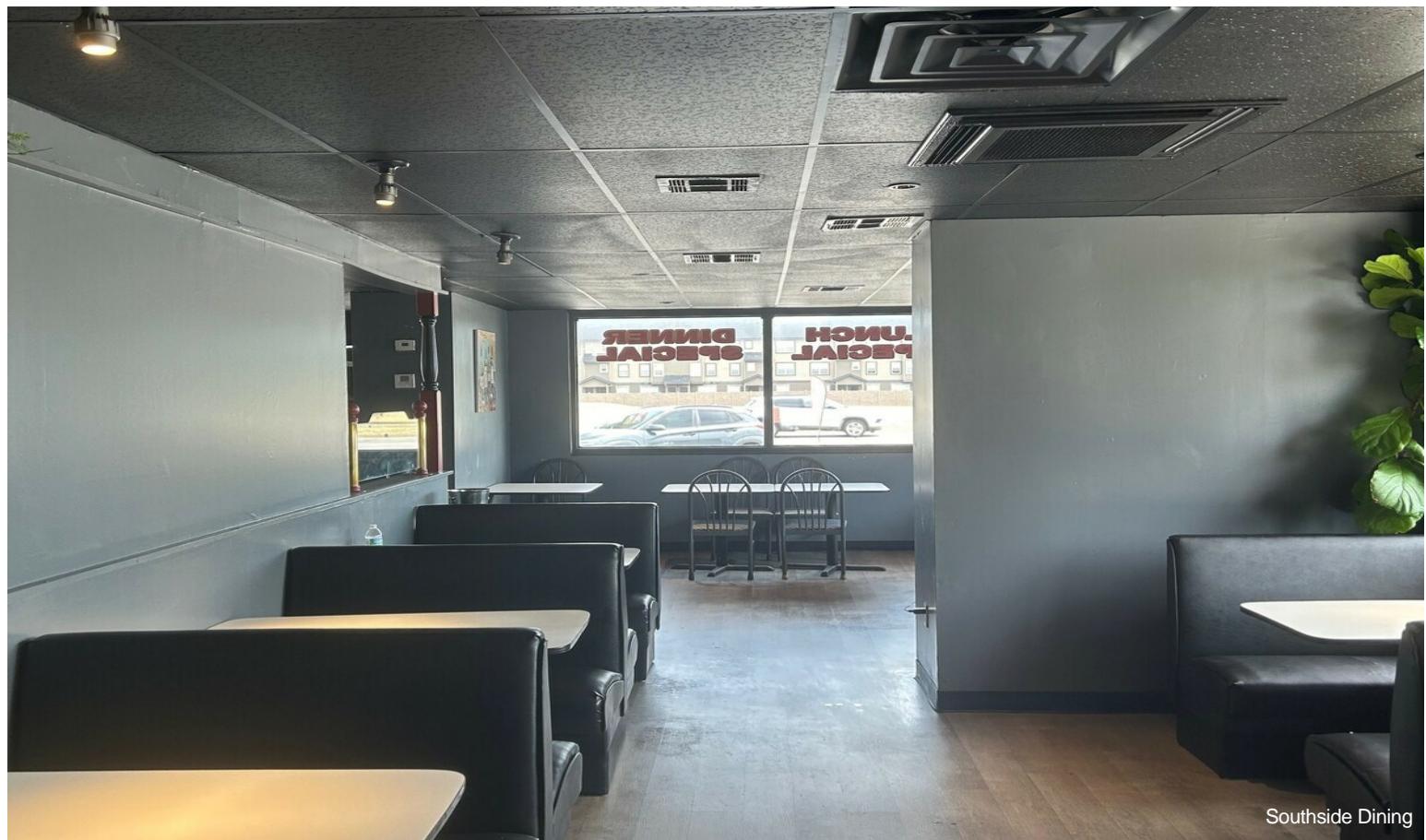
Tenant	SF Occupied	Lease Expired
China Express Restaurant	-	



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# Property Photos



# Property Photos



# Property Photos



Drive Through



Dishwasher

## Property Photos



Counter 1