

28 Indian Highway 144 Bethel, OK 74724



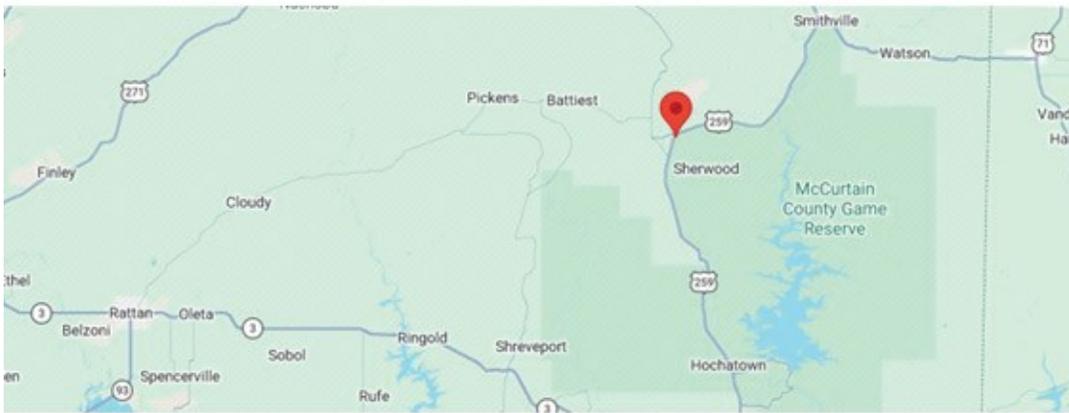
- 3,500+/-sf GAS STATION & CONVENIENCE STORE and 1,100+/-SF MFH w/ 3BR 2BA on 2.5+/-ac. BUSINESS, HOUSE AND SHOP ALL INCLUDED!!

- Positioned on the corner of Hwy 259 and Hwy 144 locally known as "The Triangle", on the famous "Talimena Scenic Drive" leading to Broken Bow. Travelers from Ft. Smith and many other locations pass by this well-placed store.

- This is the only other gas station within 12 miles making it strategically located for optimal attractiveness and convenience. 15 mins from Hochatown and 7 minutes from Broken Bow Lake. 308 feet of Highway Frontage.

- Remodeled gas station features a country store, fully functioning kitchen and dine in area. Located near two new cabin subdivisions being built 1 mile north of this store. The store is fully up and running.

- A metal garage was built in 2022 with 3 glass garage doors, this building could easily be a gift shop or barber shop, or repair shop. Small storage building built in 2022. The entire Property is on 2.5 acres with room to add small rental cabins or rental storage spaces.



Nominal Opening Bid:
\$375,000

VIEW:

11-2pm Saturday March 7 & 14

Bid Online March 23 - 25
at auctiennetwork.com