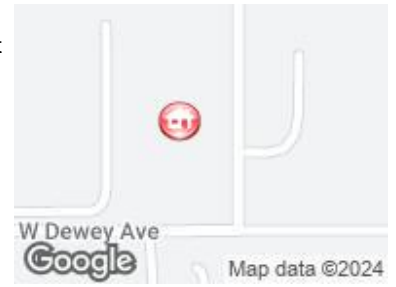


## ALL FIELDS DETAIL



|                          |                           |                            |                           |
|--------------------------|---------------------------|----------------------------|---------------------------|
| <b>(32) MLS #</b>        | 38763                     | <b>(45) Description</b>    | Other                     |
| <b>(33) Class</b>        | COMMERCIAL<br>-INDUSTRIAL | <b>(46) Location</b>       | Industrial Lot            |
| <b>(35) Type</b>         | Industrial                | <b>(47) Age/Impr</b>       | 31 - 40 Yrs               |
| <b>(36) Area</b>         | Blackwell                 | <b>(50) Const/Exterior</b> | Aluminum<br>/Steel Siding |
| <b>(37) Asking Price</b> | \$185,000                 | <b>(51) App SqFt Range</b> | 2000-3999                 |
| <b>(38) Address</b>      | 507 S 25                  | <b>(52) Improved w</b>     | Yes                       |
| <b>(40) City</b>         | Blackwell                 | <b>/Structure</b>          |                           |
| <b>(41) State</b>        | OK                        | <b>(53) Usable w</b>       | Yes                       |
| <b>(42) Zip</b>          | 74631                     | <b>/Existing Zoning</b>    |                           |
| <b>(43) Status</b>       | Active                    | <b>(54) Existing</b>       | None                      |
| <b>(44) Sale/Rent</b>    | For Sale                  | <b>Finance</b>             |                           |
| <b>(94) IDX Include</b>  | Y                         | <b>(55) Loan</b>           | Not Applicable            |
|                          |                           | <b>(56) Vacant/To Show</b> | Call Listing<br>Agent     |



## GENERAL

|                                  |                                 |                                       |   |
|----------------------------------|---------------------------------|---------------------------------------|---|
| <b>(27) VOW Include</b>          | Yes                             | <b>(28) VOW Address</b>               | Yes   |
| <b>(29) VOW Comment</b>          | Yes                             | <b>(30) VOW AVM</b>                   | Yes   |
| <b>(48) Year Built</b>           | 1982                            | <b>(49) Source of Year Built</b>      | KCA   |
| <b>(57) Realtor</b>              | Donna Reid - Cell: 580-789-1169 | <b>(58) Listing Office 1</b>          | Coldwell Banker Heritage, REALTORS<br>- Main: 580-765-8888                |
| <b>(61) Code</b>                 | 3                               | <b>(23) Variable Rate Commission</b>  | No  |
| <b>(62) Owner</b>                | Brad A Bechtel Rev Lvg Trst     | <b>(64) Listing Date</b>              | 3/29/2023   |
| <b>(65) Expiration Date</b>      | 12/31/2024                      | <b>(67) Legal</b>                     | BKWL - W BWELL INDUS P1 TRACT<br>23 -27-1W S150' TR7<br>W BLWL INDUS PK 1 |
| <b>(69) Lot#/Blk</b>             | 1/27                            | <b>(70) Subdivision</b>               | W BLWL INDUS PK 1   |
| <b>(71) Single Pty Brkr Comp</b> | NO                              | <b>(72) Single Pty Brkr Show</b>      | NO  |
| <b>(73) Approx. S.F.</b>         | 3580                            | <b>(74) Price Per SqFt</b>            | \$51.68   |
| <b>(76) Park Spa</b>             | 4+                              | <b>(79) Ceiling Type</b>              | Varied  |
| <b>(80) Ext. Type</b>            | Steel                           | <b>(81) Int. Type</b>                 | Varied  |
| <b>(84) Tax/Hs</b>               | 782/NO                          | <b>(89) Associated Document Count</b> | 0   |
| <b>(95) Update Date</b>          | 4/1/2024                        | <b>(96) Status Date</b>               | 3/29/2023   |
| <b>(97) HotSheet Date</b>        | 4/1/2024                        | <b>(98) Price Date</b>                | 4/1/2024  |
| <b>(99) Input Date</b>           | 3/29/2023 10:03 PM              | <b>(101) Original Price</b>           | \$225,000   |
| <b>(24) Geocode Quality</b>      | Manually Placed Pin             | <b>(7) Picture Count</b>              | 4   |
| <b>(8) Days On Market</b>        | 502                             | <b>(13) Input Date</b>                | 3/29/2023 10:03 PM  |
| <b>(14) Update Date</b>          | 4/1/2024 3:41 PM                |                                       |   |

## FEATURES

|   |   |  |  |
|---|---|--|--|
| <b>ZONED</b><br>IP - Industrial Park Dist | <b># OF STORIES</b><br>One              | <b>COOLING</b><br>Central Electric           | <b>UTILITIES AVAILABLE</b><br>Electric |
| <b>WILL SELL</b><br>Sell in Entire        | <b>CEILING HEIGHT</b><br>Varied Heights | <b>MISCELLANEOUS</b><br>Gas Hot Water Heater | Gas                                    |
| <b>LAND STATUS</b><br>Land Included       | <b>FLOORS</b><br>Concrete Slab          | Utility/Sep. Meter                           | City Water                             |
| <b>ROAD FRONTALS</b><br>City              | <b>WALLS</b><br>Sheet Rock              | Inside Storage                               | City Sewer                             |
| <b>PARKING</b><br>Parking Lot             | <b>ROOF</b><br>Metal                    | Truck Door                                   | <b>FLOOD INSURANCE</b><br>Not Required |
| Off Site                                  | <b>HEATING</b><br>Central Gas           | Auto Bay                                     | <b>POSSESSION</b><br>At Closing        |
| Street                                    |   | <b>WATER MAIN SIZE</b><br>Unknown (Verify)   | <b>TITLE</b><br>Abstract               |
| <b>IMP W/STR USABLE</b><br>Yes            |   | <b>CITY SEWER SIZE</b><br>Unknown (Verify)   | <b>TITLE LOCATION</b><br>Other         |
|   |   |  | <b>INTERIOR PIX</b><br>Allowed         |

## ADDENDUM

**(123) Addendum** Call for showing, seller is still removing items from the building.

## REMARKS

**(124) Remarks** Great business investment!! This 80'x45' metal building with 3-12' overhead doors, 1-10' overhead would make an excellent location for your business. As well has having the 4 overhead doors for storage it also has 2 offices, a bathroom, and loft storage. Don't miss out on this investment opportunity, call today for your private tour.

## ADDITIONAL PICTURES



**DISCLAIMER**

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This information is deemed reliable, but not guaranteed.