

2 E James St, Sterling, OK 73567
Negotiable

RETAIL PROPERTY FOR SALE



SALE PRICE

NEGOTIABLE

PROPERTY OVERVIEW

Convenience Store/Restaurant property for sale in Sterling, OK. This ± 0.64 ac plot of land houses a $\pm 1,920$ sf building with drive thru canopy, formerly Circle S Store and The Blue Cow Restaurant. All kitchen and convenience store equipment included in purchase. This building comes with two restrooms, equipment includes two fryers, vent hood, three compartment sink, prep table, gas stove/oven, five door coolers, commercial refrigerator, ice machine, coke machine, food warmer, meat slicer, gravy warmer, POS cash register system, flat screen tv, and retail shelving.

PROPERTY HIGHLIGHTS

- Convenience Store/Restaurant building with drive thru window and canopy
- All kitchen and convenience store equipment included
- $\pm 1,920$ sf building on ± 0.64 ac

OFFERING SUMMARY

Lot Size: ± 0.64 Acres

Year Built: 1982

Building Size: $\pm 1,920$ SF

Zoning: Commercial

Submarket: Sterling

SHANNON WELLS

580.353.6100

shannonwells@insightbrokers.com

Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior sale or withdrawal.

Insight Commercial Real Estate Brokerage, LLC

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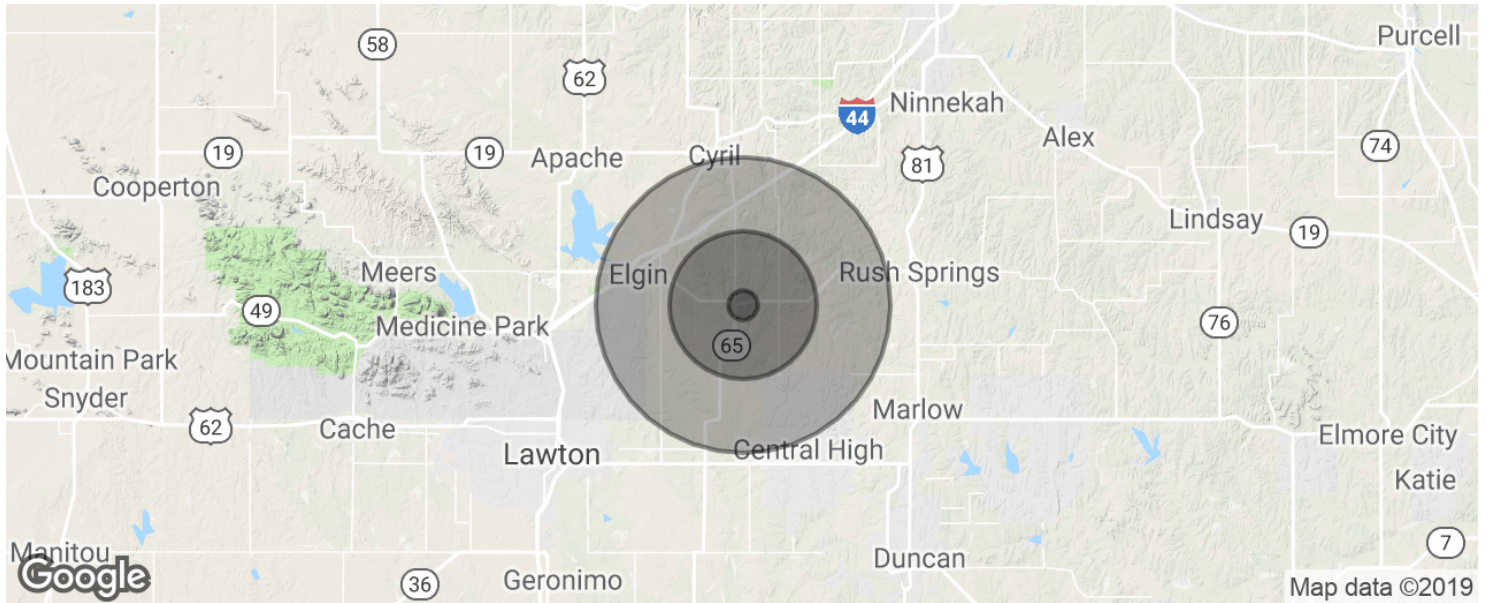
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	147	3,683	13,091
Median age	37.7	37.5	37.2
Median age (Male)	34.2	34.0	34.3
Median age (Female)	39.8	39.5	39.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	56	1,416	4,526
# of persons per HH	2.6	2.6	2.9
Average HH income	\$56,532	\$55,697	\$55,737
Average house value	\$127,146	\$124,318	\$117,819

* Demographic data derived from 2010 US Census

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