

FOR SALE - 3 PROPERTIES

101 - 105 Shawnee Ave, Cromwell, OK 74837

RETAIL / CONVENIENCE STORE /

RESIDENTIAL



Offering includes 3 properties: convenience store, residential home, and commercial building

State Highway 56

DOLLAR GENERAL



PROPERTY INFORMATION - Cromwell General Store

Building Size: 2,760 square feet

Site Size: 0.3 acres

Gas Tanks: One 6,000 and one 10,000; both steel

Location: Highway 56 and Jenkins St.

Features: Walk in cooler and other fixtures and equipment included, kitchen/grill area (with ANSUL system) and equipment, dining room, new bathroom, security cameras throughout, internet access



Troy Humphrey

FOR MORE INFORMATION:

thumphrey@LRCRE.com

405-219-7500

114 N.W. 6th Street, Suite 206

Oklahoma City, OK 73102

405.231.5700

www.LRCRE.com

The information above is believed to be accurate and reliable but is not warranted and may change without notice. Land Run Commercial Real Estate Advisors, LLC makes no guarantees, warranties or representations about the property and recommends tenants independent investigation as to the accuracy thereof.

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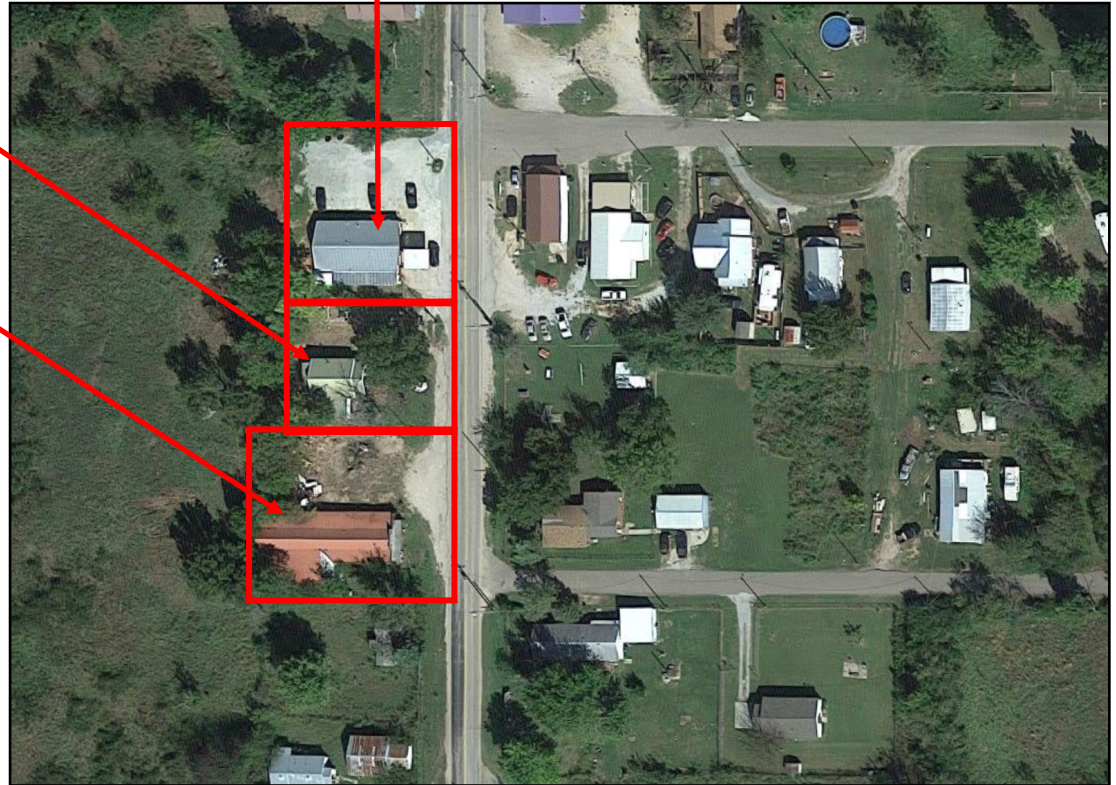
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Cromwell General Store - 101 Shawnee Ave, Cromwell, OK

Residential Home - 103 Shawnee Ave, Cromwell, OK

Commercial Building - 105 Shawnee Ave, Cromwell, OK



Cromwell Demographics:

	3 Mile	5 Mile	10 Mile
2020 Total Population	404	1,011	4,307
2020 Total Households	159	404	1,662
Median Household Income	\$42,307	\$43,481	\$47,313
Median Home Value	\$94,365	\$99,132	\$104,632

*Boundary lines shown above are not exact



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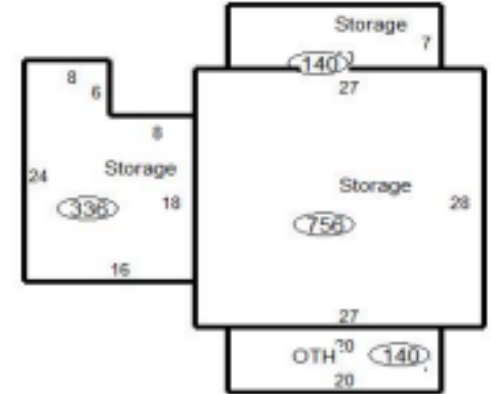
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Residential Home - 103 Shawnee Ave, Cromwell, OK

- Square Footage: 1,372
- City water and sewer
- Renovated approx. 3 years ago
- Currently rented \$500 per month
- Frame construction with crawl space
- Central heat and air
- Roof approx. 11 years old



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Commercial Building



Redevelopment opportunity

Building Size: +/- 5,700 sf
Lots 7-11, Block 3

Immediately adjacent to
103 Shawnee (residential
home) and 101 Shawnee
(Cromwell General Store)



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The only party authorized to represent the Owner in connection with the sale of the Property is the Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the Advisor.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



FOR MORE INFORMATION:

Troy Humphrey
thumphrey@LRCRE.com
405-219-7500

Sarah Ingle
single@LRCRE.com
918-801-8136

114 N.W. 6th Street, Suite 206
Oklahoma City, OK 73102
Office: 405.231.5700
Facsimile: 405.231.5701

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