



FORAKER COTM **1000 W GENTRY AVE**

Checotah, OK 74426

FOR SALE

PRESENTED BY:

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FORAKER CO[®] 1000 W GENTRY AVE

Checotah, OK 74426



PROPERTY SUMMARY

Sale Price:	\$2,272,500
Cap Rate:	6.75%
NOI:	\$153,396
Lot Size:	1.98 Acres
Building Size:	20,590 SF
Year Built:	1985
Renovated:	2024
Zoning:	Commercial
Cross Streets:	Highway 69 and Gentry Ave

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PROPERTY OVERVIEW

This fully renovated retail property, leased to Bealls under a 10-year lease agreement, offers a turnkey investment with a strong national tenant. Situated in the heart of Checotah's thriving commercial district, this single-tenant property combines credit-worthy tenancy with easy, low-maintenance management.

Key Features:

Renovated: The property has undergone a complete renovation, including a new storefront, updated HVAC equipment, upgraded electrical and plumbing systems, and modern tenant finishes. The parking lot has also been resurfaced and striped, ensuring a welcoming exterior.

Prime Location: Located near Interstate 40, the property enjoys excellent visibility and accessibility. It is surrounded by national retailers, including Walmart Supercenter, O'Reilly Auto Parts, Dollar Tree, Atwoods, Taco Bell, and Dollar General, drawing consistent customer traffic to the area.

Strong Tenant Commitment: Leased to Bealls, a trusted national retailer, for a 10-year term, this property provides long-term stability and dependable cash flow.

Low Management Overhead: As a single-tenant property, it offers streamlined management, ideal for investors seeking a hassle-free ownership experience.

Ideal for Investors: With a blend of modern upgrades, a creditworthy tenant, and a prime commercial location, this property is a rare find in the growing Checotah market. Whether you're an experienced investor or looking to diversify your portfolio, this asset promises stable returns and potential for future value appreciation.

PROPERTY HIGHLIGHTS

- Prime Commercial Location
- Strong Tenant Commitment
- Thriving Retail Corridor
- Completely Renovated

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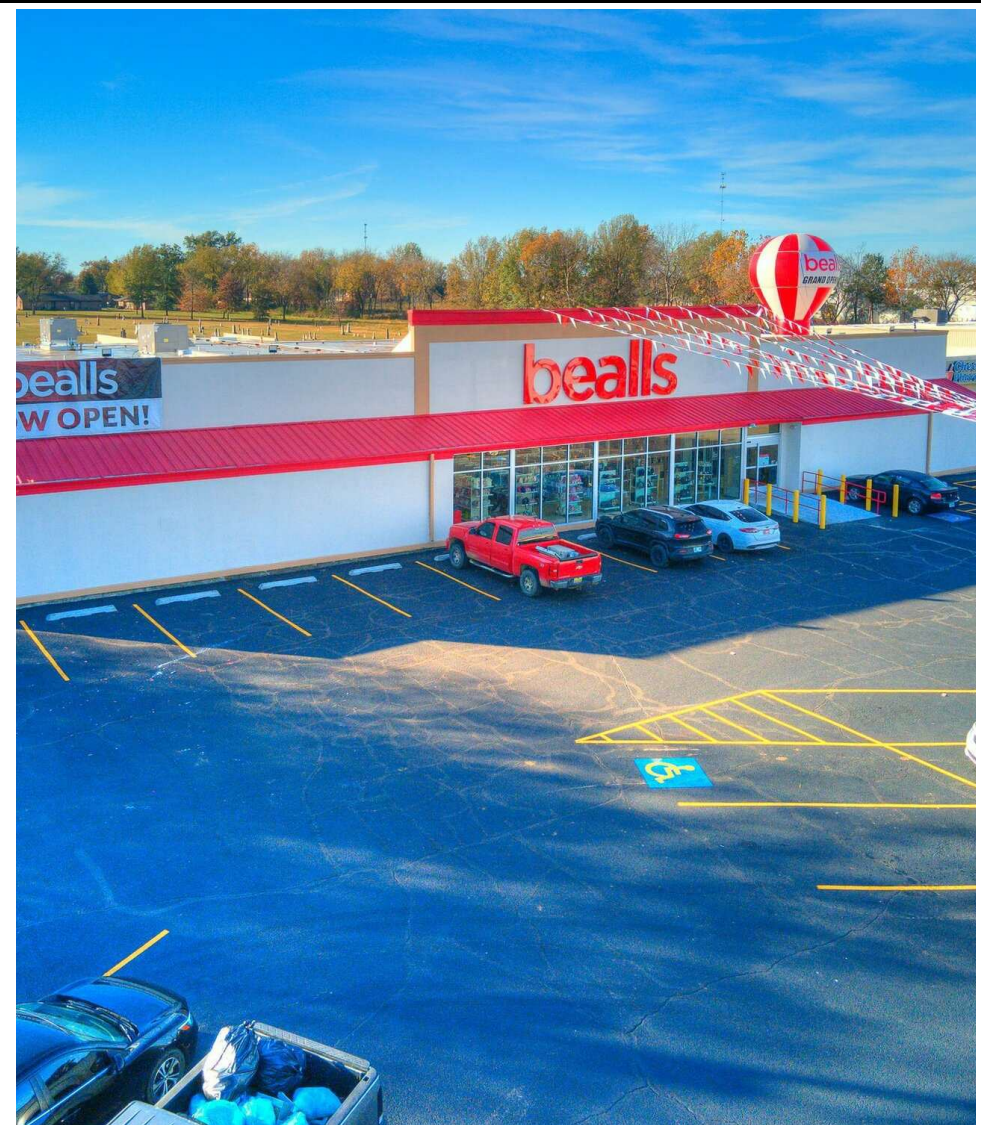
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LOCATION DESCRIPTION

This Bealls retail store is strategically located in the heart of Checotah's thriving commercial district, offering excellent visibility and accessibility. Positioned in close proximity to Interstate 40, this property benefits from steady traffic flow and ease of access for both local residents and travelers.

The property is conveniently surrounded by well-known national retailers and local businesses, including Walmart Supercenter, O'Reilly Auto Parts, Dollar Tree, Atwoods, Taco Bell, and Dollar General, creating a synergistic shopping environment. Additionally, its proximity to Lake Eufaula—a popular recreational destination—ensures a steady stream of visitors to the area.

With its prime location and strong neighboring tenants, this property offers a compelling investment opportunity in a growing market.

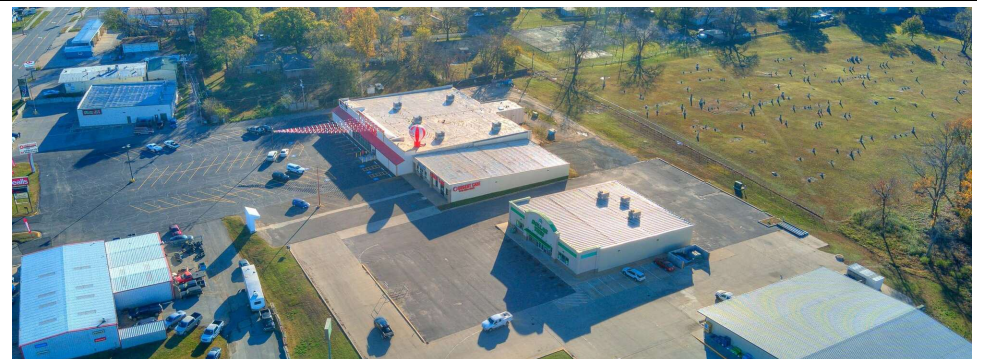


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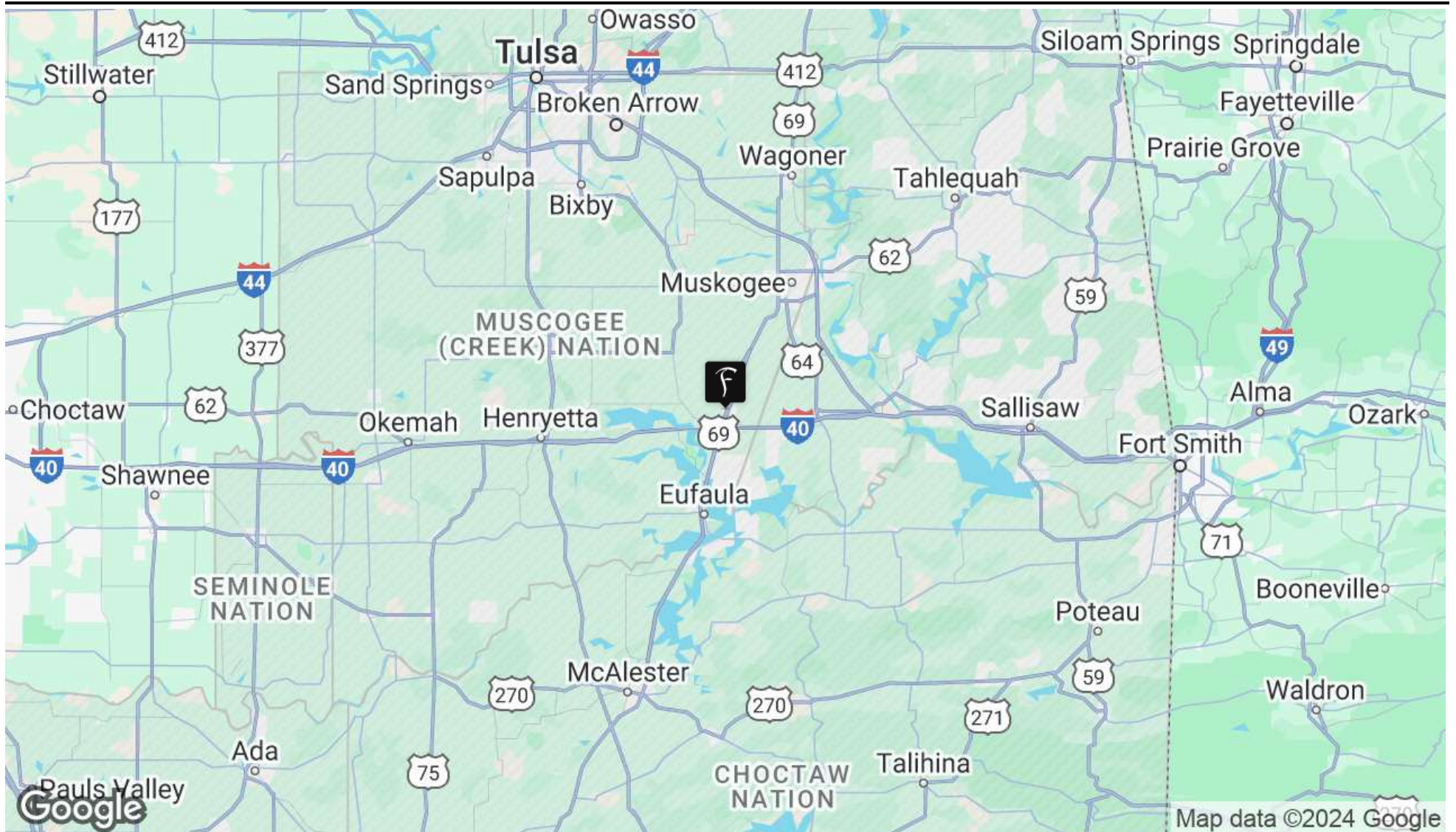


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