

FOR SALE



208 W TRUDGEON

208 W TRUDGEON ST, HENRYETTA, OK 74437



BANTA

Property Group

BANTA PROPERTY GROUP, LLC

405.840.1600

BANTAPROPERTYGROUP.COM

308 SW 25TH, OKLAHOMA CITY, OK 73109

ZACK CONROY

253.549.8701

ZACK@BANTAPROPERTYGROUP.COM

GREG BANTA

405.823.3026

GREG@BANTAPROPERTYGROUP.COM

208 W TRUDGEON

208 W TRUDGEON ST, HENRYETTA, OK 74437



Sale Price

\$130,000

OFFERING SUMMARY

Building Size:	4,005 SF
Lot Size:	21,013 SF
Price / SF:	\$32.46
Cap Rate:	8.46%
NOI:	\$11,000
Year Built:	1935
Renovated:	2021
Zoning:	General Commercial
Lot Dim:	150'x140'

PROPERTY OVERVIEW

Located just one block off Main Street and half a block from the city's Homeland Grocery, this property offers a solid, income-producing opportunity in a visible and convenient Henryetta location. The freestanding building is currently leased to a local business.

Sitting on approximately ½ acre (MOL), the property is fully fenced with front and rear drive-in overhead doors, alley access, and drive-on lot entry, offering excellent functionality for automotive, light industrial, or service-related operations. The building layout includes an office storefront, multiple shop bays, and ample yard area for parking or exterior storage.

PROPERTY HIGHLIGHTS

- Freestanding commercial building with multiple drive-in bays and storefront office
- One block off Main Street and steps from Homeland Grocery
- Suitable for service, trades, and general commercial
- Convenient access to US-75 and I-40

ZACK CONROY

253.549.8701

ZACK@BANTAPROPERTYGROUP.COM

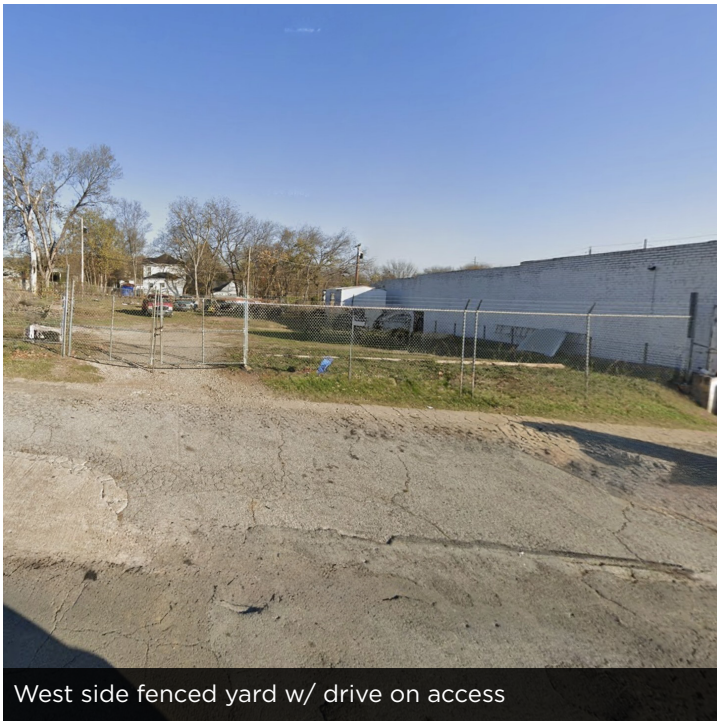
GREG BANTA

405.823.3026

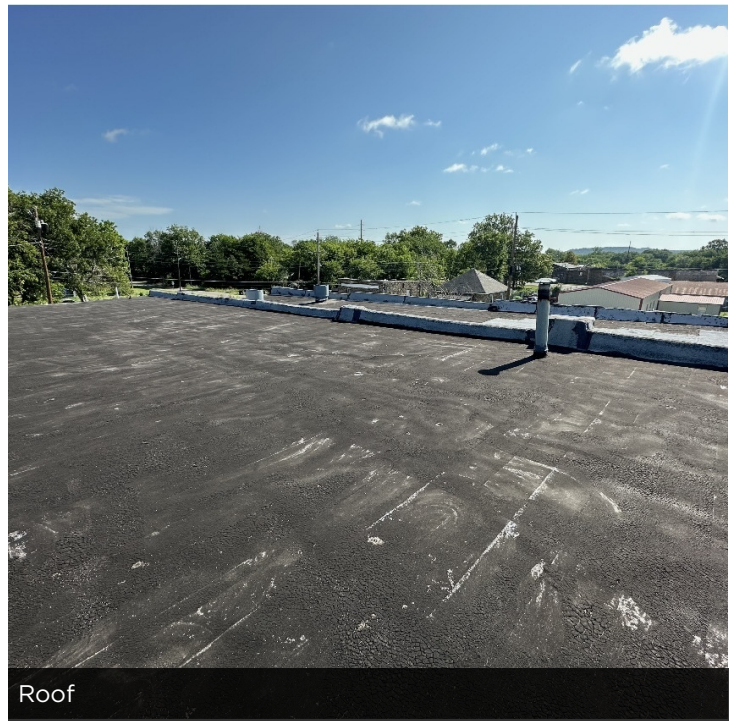
GREG@BANTAPROPERTYGROUP.COM

208 W TRUDGEON

208 W TRUDGEON ST, HENRYETTA, OK 74437



West side fenced yard w/ drive on access



Roof

ZACK CONROY

253.549.8701

ZACK@BANTAPROPERTYGROUP.COM

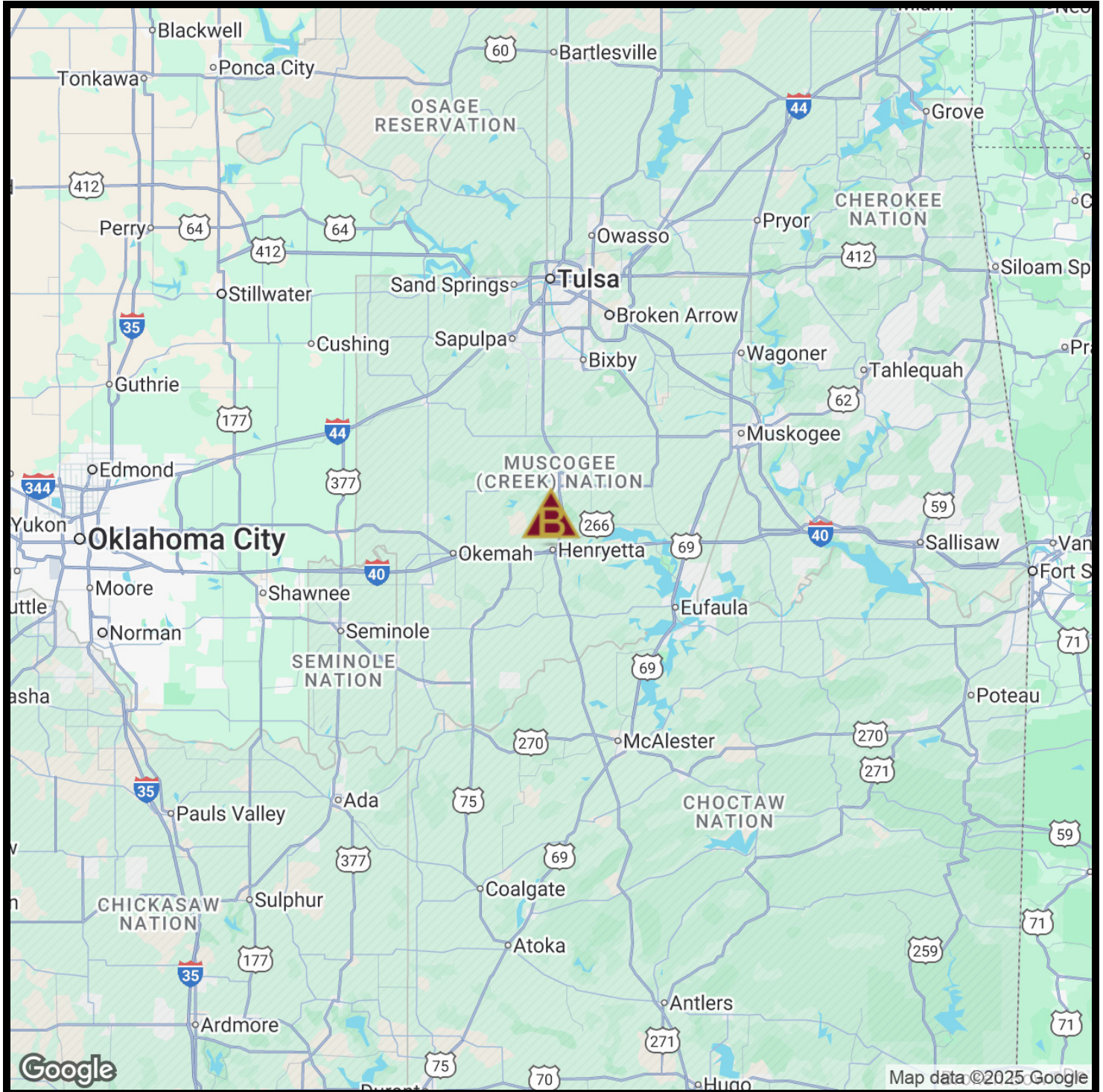
GREG BANTA

405.823.3026

GREG@BANTAPROPERTYGROUP.COM

208 W TRUDGEON

208 W TRUDGEON ST, HENRYETTA, OK 74437



ZACK CONROY

253.549.8701

ZACK@BANTAPROPERTYGROUP.COM

GREG BANTA

405.823.3026

GREG@BANTAPROPERTYGROUP.COM



208 W TRUDGEON

208 W TRUDGEON ST, HENRYETTA, OK 74437



ZACK CONROY

253.549.8701

ZACK@BANTAPROPERTYGROUP.COM

GREG BANTA

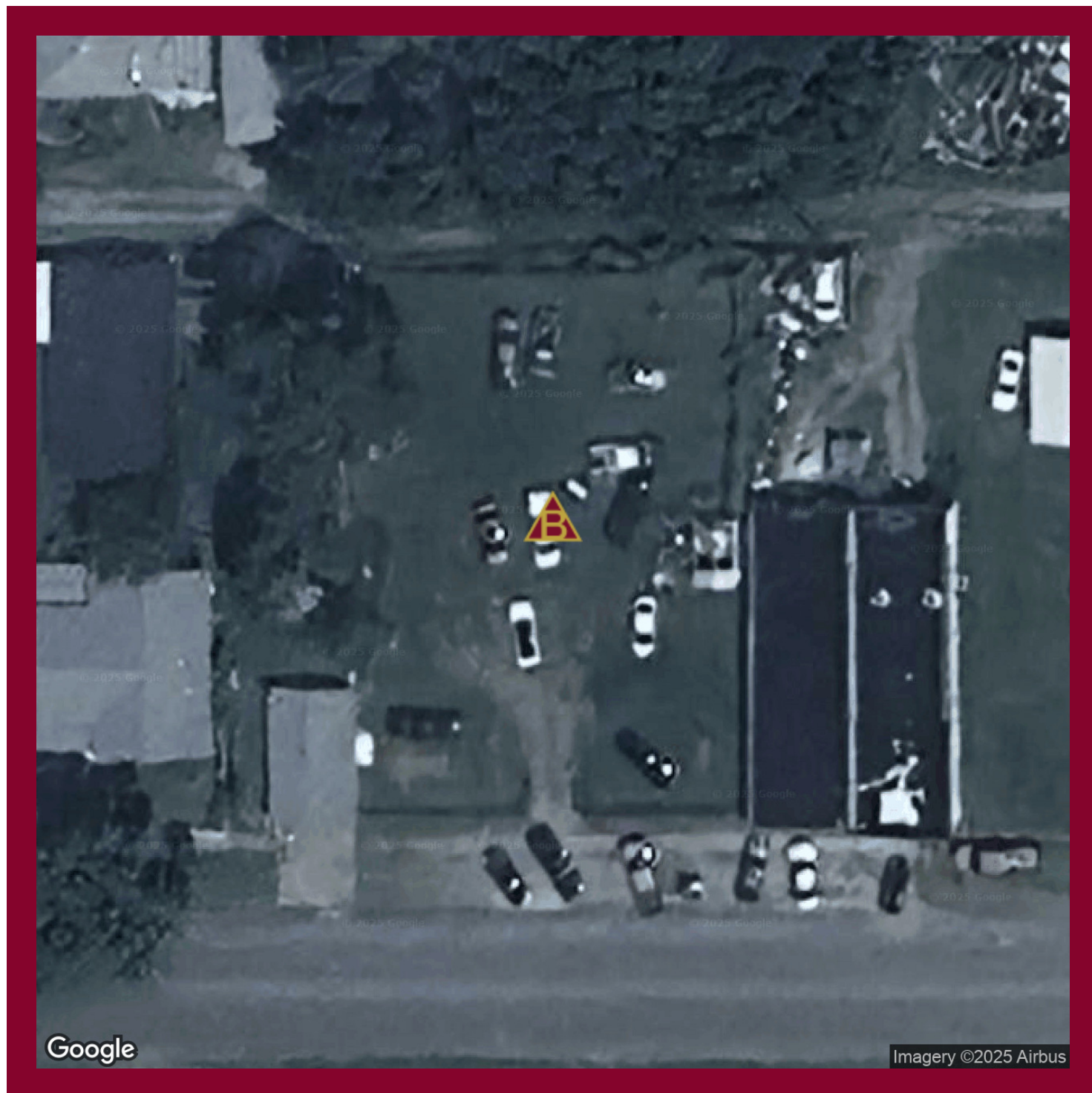
405.823.3026

GREG@BANTAPROPERTYGROUP.COM



208 W TRUDGEON

208 W TRUDGEON ST, HENRYETTA, OK 74437



ZACK CONROY

253.549.8701

ZACK@BANTAPROPERTYGROUP.COM

GREG BANTA

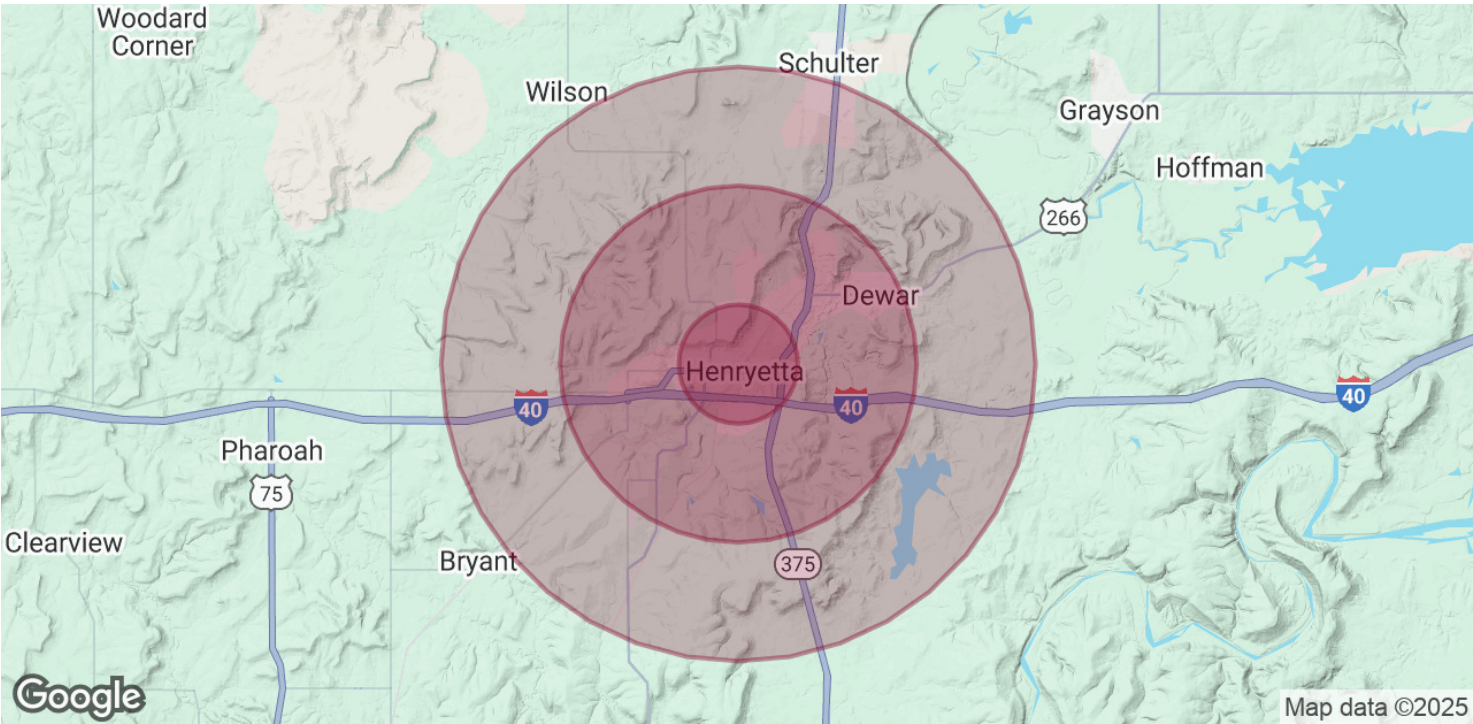
405.823.3026

GREG@BANTAPROPERTYGROUP.COM



208 W TRUDGEON

208 W TRUDGEON ST, HENRYETTA, OK 74437



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,164	6,987	8,396
Average Age	40	41	42
Average Age (Male)	38	39	40
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,644	2,728	3,297
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$59,699	\$64,415	\$67,594
Average House Value	\$114,345	\$119,887	\$126,715

Demographics data derived from AlphaMap