

Guthrie Retail/Residential Space for Lease

324 W Oklahoma Ave

Guthrie, OK 73044

WIGGIN
PROPERTIES, LLC



Downtown Guthrie Space Available

324 W. Oklahoma Ave, Guthrie, OK 73044

Listing Type: For Lease

Building Size: 12,500 SF
Floor 1: 6,250 SF
Floor 2: 6,250 SF

Lease Rate: Negotiable

Highlights:

- 12,500 SF two-story building – can be divided into 6,250 SF per floor with separate entrances
- Prime downtown Guthrie location in a thriving and historic district
- 60 feet of frontage on Oklahoma Avenue with 10 dedicated parking spaces plus additional community parking
- Owner willing to provide tenant build-out or improvement allowance



Michael Raff 405.418.7118

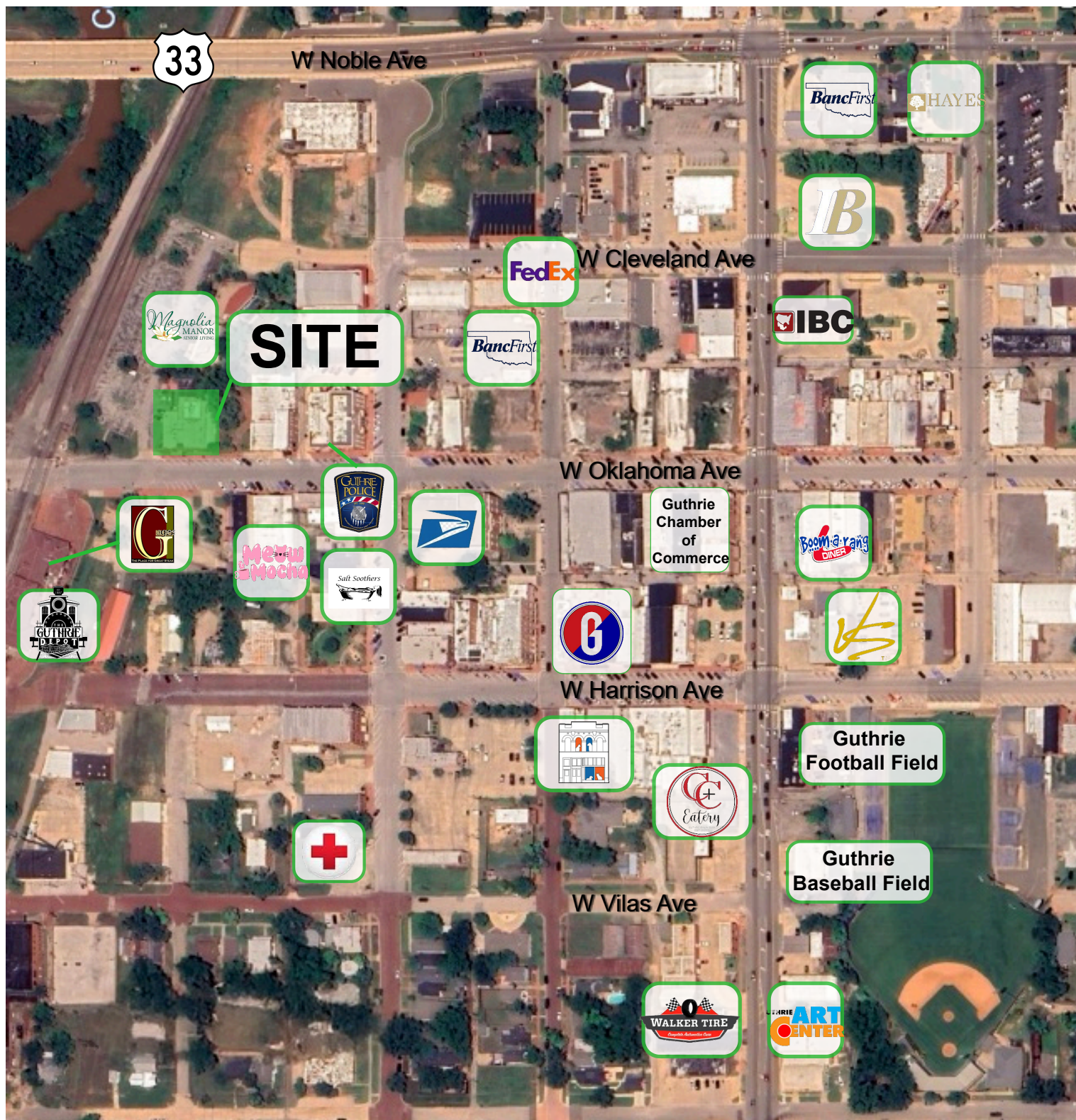
mraff@wigginprop.com | wigginprop.com

Guthrie Retail/Residential Space for Lease

324 W Oklahoma Ave

Guthrie, OK 73044

WIGGIN
PROPERTIES, LLC



Michael Raff 405.418.7118

mraff@wigginprop.com | wigginprop.com

This material is provided for information purposes only. It is from sources believed to be reliable. However, Wiggin Properties makes no warranties or representations, expressed or implied, as to the accuracy or sufficiency of the information. It is presented subject to errors, omissions, changes or withdrawal without notice. Square footage per owner. Photos and graphics ©Costar, ©Wiggin Properties and/or ©independent contractors. Aerial maps © Google. Photos and graphics used by permission.