

REDUCED Sales Price: \$420,000
Lease Price: \$6.00/SF/YR/NNN



704 W. Choctaw Avenue

Chickasha, Oklahoma 73018

PROPERTY HIGHLIGHTS

- **5,800 SF MOL**
- Used as Body Shop for Many Years
- (2) 12' Drive In Doors & (1) 10' Drive In Door
- 800 SF Living Quarters Separate
- 800 SF Office
- 800 Amps Power
- 12' Clear Ceiling Height

LOCATION HIGHLIGHTS

- On Highway 62 in Downtown Chickasha

TOTAL SF	5,800 SF on 0.38 Acres MOL
BUILT	1979
ZONED	CR (Commercial Restricted)

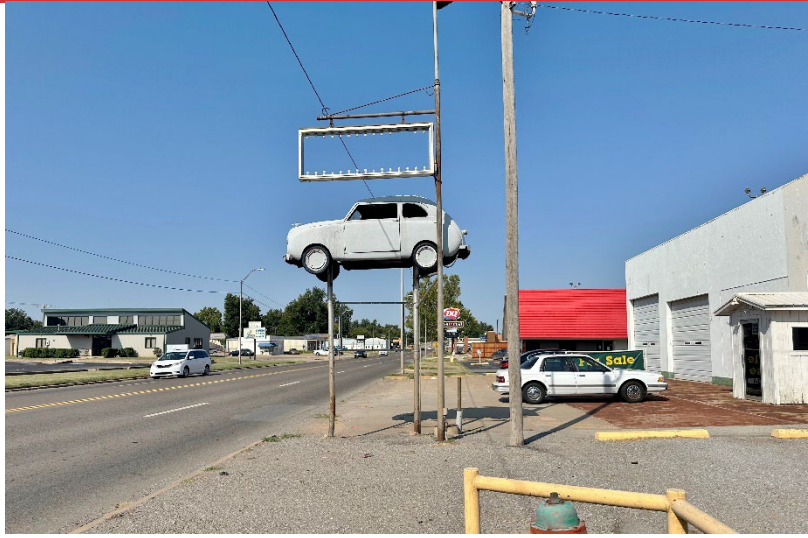
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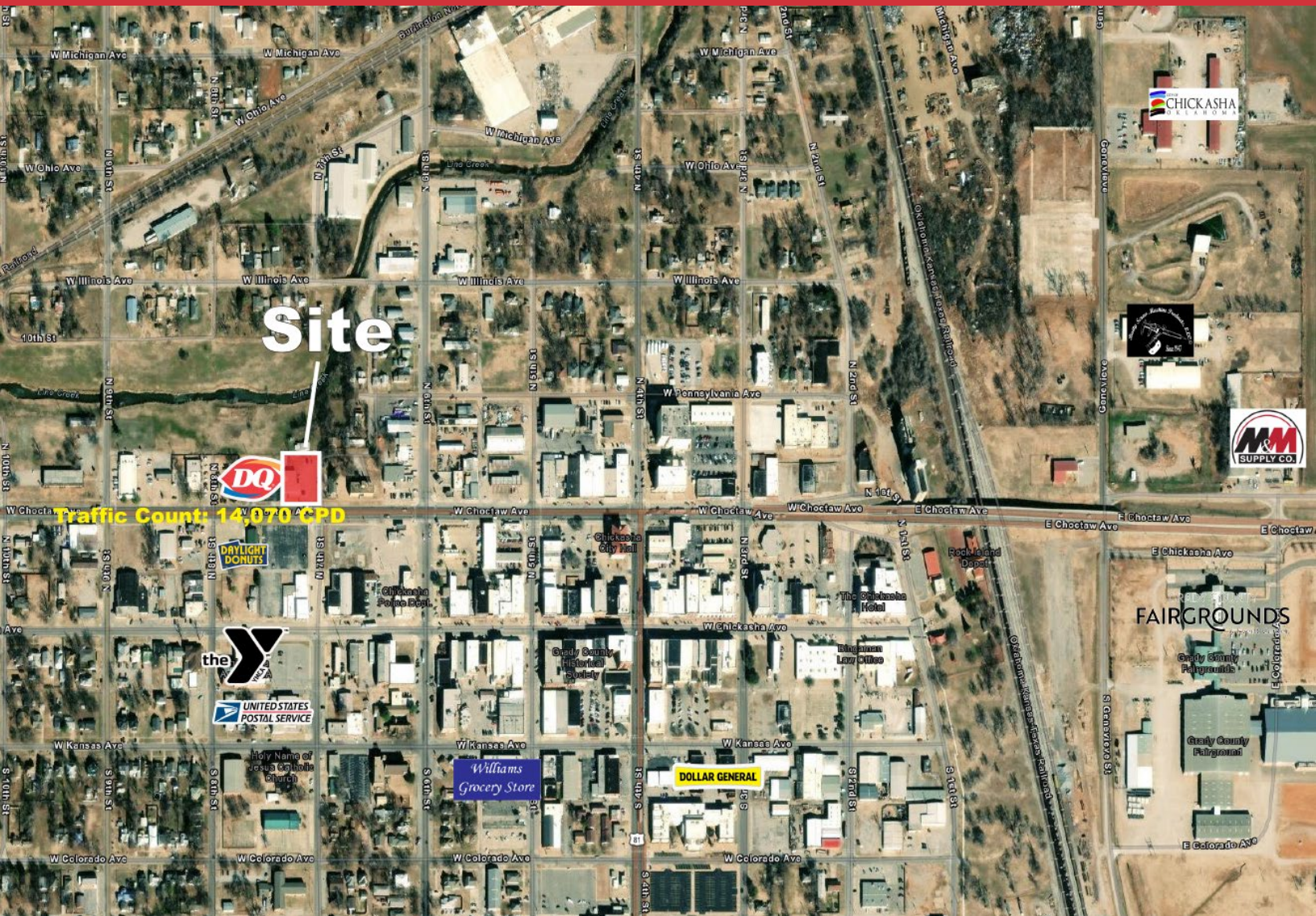
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Population	1 Mile: 6,383	3 Miles: 18,863	5 Miles: 21,817
Average Household Income	1 Mile: \$53,111	3 Miles: \$64,575	5 Miles: \$67,392
Total Households	1 Mile: 2,304	3 Miles: 7,209	5 Miles: 8,346

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