

621, 802 & 804 SW D AVE. & 607 SW E AVE.  
LAWTON, OK 73501

FOR SALE  
\$725,000.00



#### ZONING: CBD

Four properties combined for sale in the downtown Central Business District of Lawton. 621 D is a 2 space office/retail with a garage apartment at rear of property with access from ally. 802 D is currently a law office occupied. 804 D is a 2 apartment building with both occupied. 607 E is a 2 space office with both occupied. All properties are within a short walking distance to the county & federal courthouses. Surrounding businesses include the Central Fire Station, Central Mall and US Post Office.



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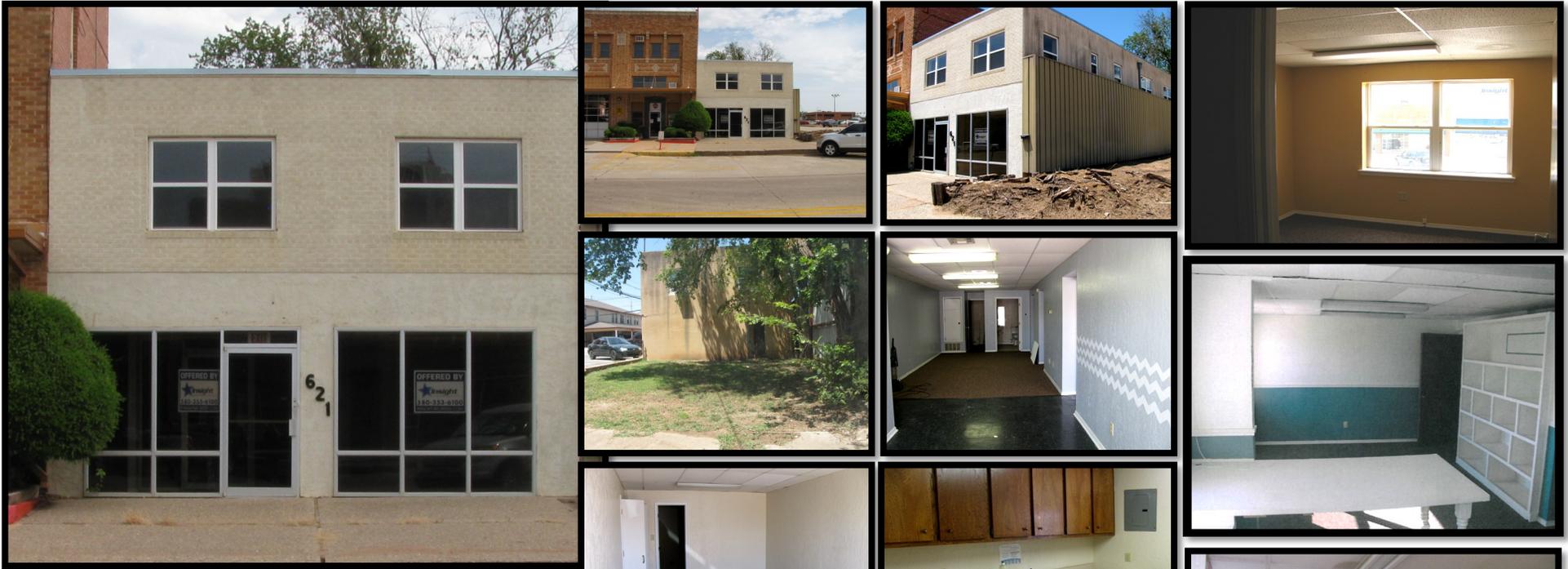
LISTED BY: Shannon Wells, Sales Associate

Insight Commercial Real Estate Brokerage, LLC

580.353.6100

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PROPERTY: 621 SW D AVENUE

SIZE: 2,750sf

ZONING: CBD

Office building located next door to Central Fire Station, within walking distance to the county & federal courthouses. Downstairs is 1,650sf with large open area, storage closet, 1 ADA restroom, 2 offices and a breakroom. Upstairs is 1,100sf with large open area, 2 offices, a conference room and 1 restroom. Building has 1 common entrance & separate entrances to each space. Can be leased separately or together, total rental income is \$1,550/mo. Street parking available in front of building. Rear of building has a single-unit garage apartment, leases separately & is currently occupied.

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PROPERTY: 802 SW D AVENUE  
SIZE: 3,290sf  
ZONING: CBD

Two-story, brick office building on the corner of SW D Ave. and SW 8th St. Current tenant is a law firm. Employee parking in rear; 13 paved parking spaces for clients on West side of building, & street parking in front. Property has a large reception area, 2 offices, break room and 1 restroom downstairs. Upstairs space has 3 offices and 1 restroom. Located within 2 blocks of county & federal courthouses. Separate storage located on south side of the building.

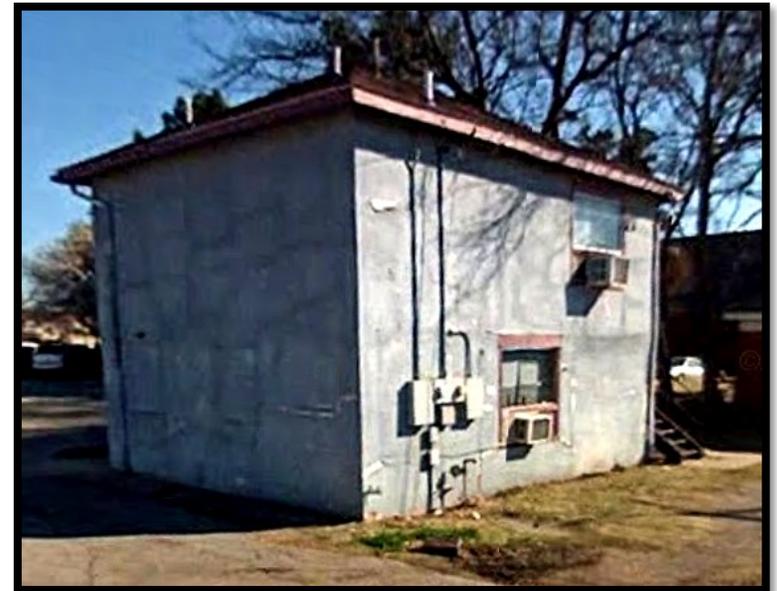
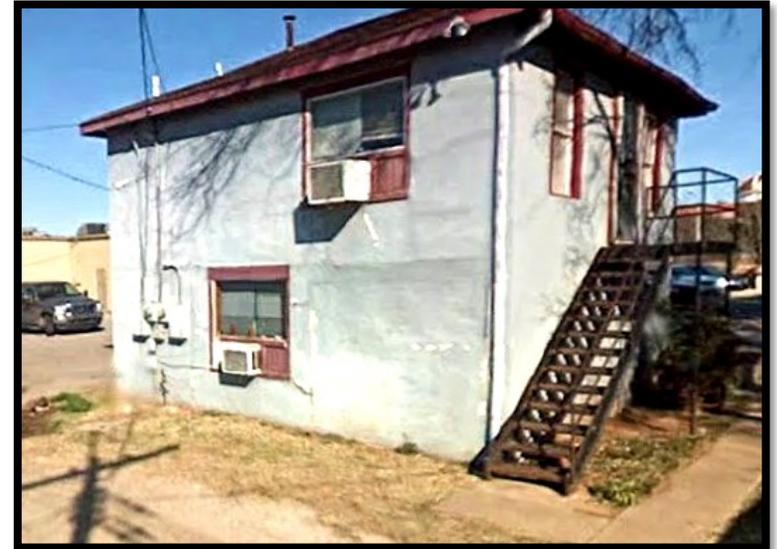
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PROPERTY: 804 SW D AVENUE

SIZE: Total 1,040sf      Each Unit 520sf

ZONING: CBD

Two-story duplex, currently occupied. Each unit is 520sf, with 1 bedroom, 1 bathroom and separate utilities. Rental income total is \$840/mo. Parking located on north side of building.

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PROPERTY: 607 SW E AVENUE  
SIZE: 3,000sf  
ZONING: CBD

2-unit office building located in the Central Business District, within walking distance of the county & federal courthouses. Each unit has its own entrance, reception area, 4 offices and a bathroom. Paved parking lot with 12 spaces, as well as street parking. Rental income for entire building is \$2,700/mo.

