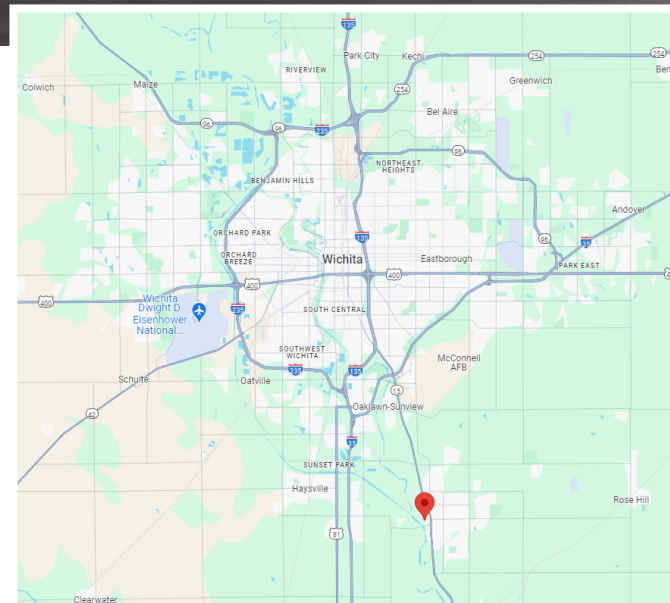


OFFICE AND SHOP SPACE FOR SALE



PROPERTY SUMMARY

- **Sale Price:** \$560,000
- **Building Size:** 4196 SF
- **2023 Taxes:** Generals - \$11,787
- Gated lot in back with new asphalt and striping
- Building comes with security system and \$30,000 in equipment and supplies, including desks, chais, printers, computers, TV's, portable generator, washer/dryer, trash bins, pressure washer/hoses, air compressor and breakroom equipment!
- Shop has 12 ft ceilings along with a seperate office and storage room
- 1 acre lot next door available through City of Derby (Rules/Regulations Apply)
- **Area Neighbors:** BG Automotive, Taco Tico, Dairy Queen, Gambinos Pizza, Dollar General, Walgreens, Subway, Riverside Cafe & more!



Demographics	1 Mile	3 Miles	5 Miles
Population	5,563	29,548	56,462
Average HH Income	\$68,400	\$97,772	\$86,395
Households	2,263	11,403	21,497

LEASING CONTACT

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Cell: (405) 316-0170
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INTERIOR PHOTOS





ARKANSAS RIVER



gerber
COLLISION & GLASS



SITE

GERBY
RESTAURANTS

Rock
Cafe

RIVER ST

SUBWAY

MADISON AVE



Walgreens

BLATMORE AVE

DOLLAR
GENERAL

Emilio's
Pizza

DQ

BBQ



MARKET ST

TACOTIC