

From: Fhionna S fhionnas@gmail.com
Subject: (2) Flyers- Harrison & Macomb
Date: April 10, 2025 at 11:50 AM
To: Kevin Hanna klhanna555@sbcglobal.net



Hey Kev!

Here are the Property flyers. Please proof read and let me know any thoughts you may have!

The Harrison location isn't as "sexy" as the Macomb property so if you have anything you'd like to add let me know as well.

Thank you!!



COMMERCIAL PROPERTY

Opportunity

29189 HWY 177, MACOMB, OKLAHOMA 74852



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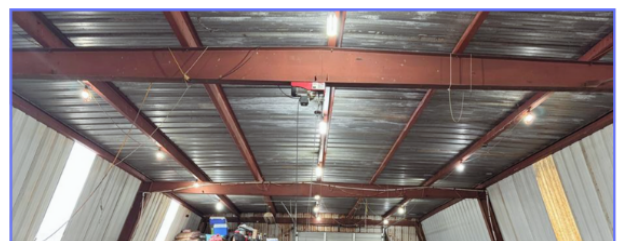


FOR SALE: Turnkey Salvage Yard & Wrecker Business – 29189 Hwy 177, Macomb, OK

Incredible opportunity to purchase a fully operational, licensed wrecker service and salvage yard on 37 acres just south of Hwy 59B in Pottawatomie County. This unique property includes a 3,840 SF steel building, a 16x80 mobile home, two tow trucks, and a complete set of equipment—from stocked Snap-On toolboxes to a 12,000 lb hydraulic lift, generators, and more. The sale also includes the state license and valuable service contracts. Zoned Commercial and ready for immediate takeover, this is a rare chance to own a thriving business with endless potential. Listed at \$779,000.

PROPERTY FEATURES

- Turnkey Business: Licensed, operational wrecker service & salvage yard
- Building Size: 3,840 SF steel structure
- Living Quarters: 16x80 mobile home included
- Land: 37 acres with commercial zoning



- Equipment Included
- Drive-in Doors: 2 large bay access doors
- Contracts Included: Active service contracts across Pottawatomie County
- Investment Ready: Fully stocked and operating – just step in and take over!



Kevin Hanna, Broker

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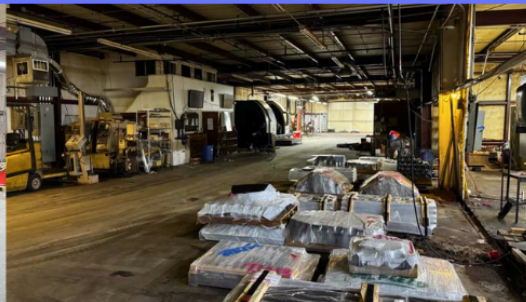
Call Kevin on this great opportunity!



COMMERCIAL PROPERTY

Opportunity

7801 N HARRISON AVENUE, SHAWNEE, OK 74804



7801 N HARRISON AVENUE, SHAWNEE, OK 74804



Versatile Industrial Investment Opportunity in Shawnee!

Located just 1.5 miles north of I-40, this 3-acre property at 7801 N Harrison Avenue features two large industrial buildings totaling 24,639 square feet. The west building is vacant and ideal for manufacturing, warehouse, or industrial use, while the east building is currently leased—offering immediate rental income for buyers. With 30 parking spaces, absolute NNN lease terms, and a prime location in a thriving business corridor, this is a rare chance to invest or expand in one of Shawnee's most accessible commercial areas.

PROPERTY FEATURES

- Listing Price: \$1,400,000
- Total Building Size: 24,639 SQFT
- Lot Size: 3.00 Acres
- Year Built: 1970
- Construction: Metal
- Parking: 30 Spaces
- Located Just 1.5 Miles North of I-40 on Harrison Ave



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