

FOR SALE



227 S.
PHILADELPHIA

227 S. PHILADELPHIA, SHAWNEE, OK 74801



BANTA
Property Group

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OFFERING SUMMARY

Sale Price:	\$365,000
Building Size:	13,387 SF
Lot Size:	0.72 Acres
Price / SF:	\$27.27
Cap Rate:	0.0%
NOI:	\$0
Year Built:	1940
Renovated:	2020
Zoning:	Industrial

PROPERTY OVERVIEW

Industrial Property for Sale - 227 S. Philadelphia Ave, Shawnee is located just blocks from downtown Shawnee, this well-maintained industrial facility offers approximately 13,000 square feet of functional space. A significant portion of the building is climate controlled, making it ideal for a variety of commercial or light industrial uses.

Key Features:

New roof installed within the past 3 years
 Dock-height and grade-level doors for versatile loading/unloading
 Large fenced-in storage yard for secure outdoor storage or fleet parking
 Convenient access to major roads and downtown amenities

Whether you're expanding operations or seeking a strategic investment, 227 S Philadelphia Ave combines location, functionality, and recent upgrades to deliver long-term value.

PROPERTY HIGHLIGHTS

- 1200 Amp Three Phase
- Large Fenced in Yard
- New roof

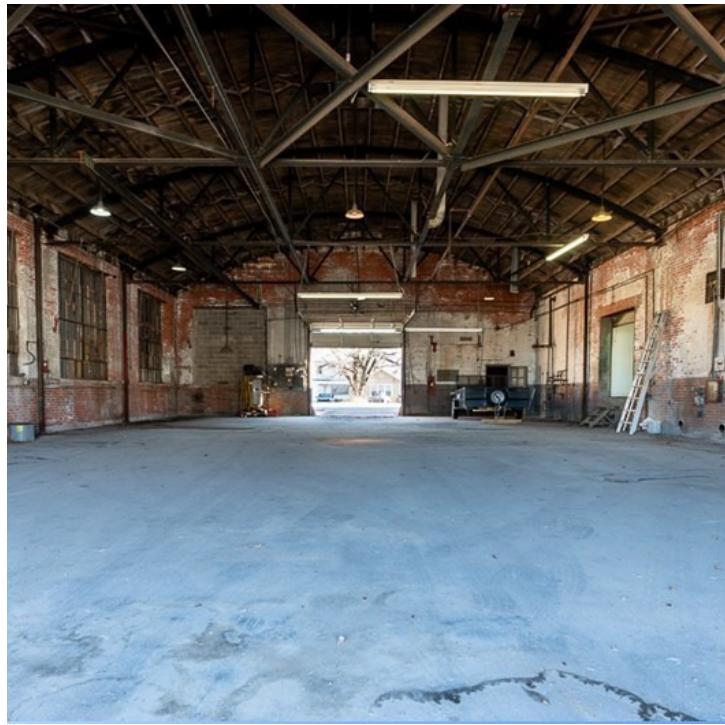
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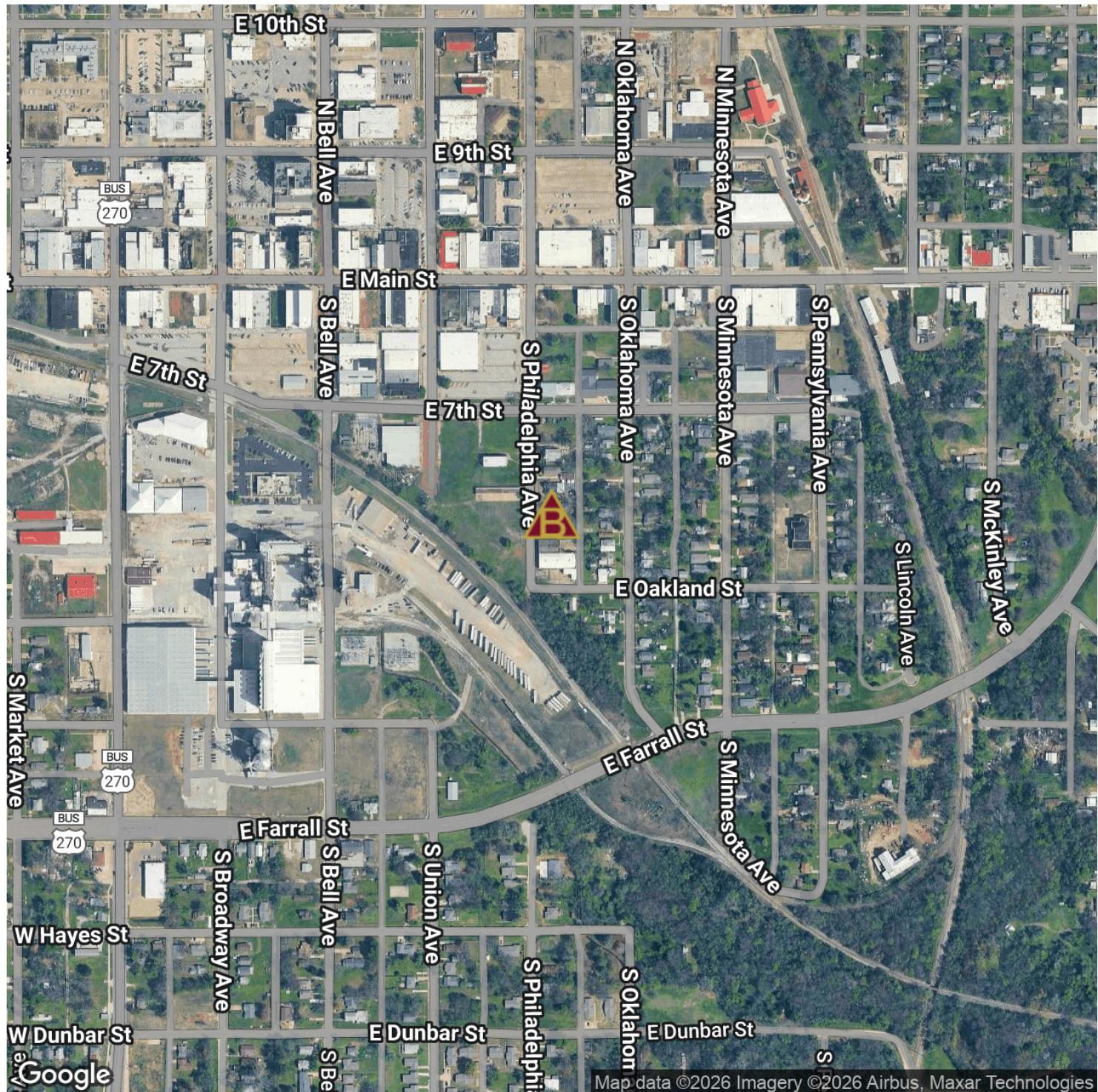
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