



908 E Apache Trail Rd

908 E Apache Trail Rd, Apache, OK 73006



Cummins-Setters
Commercial Partners LLC



Chuck Webber

Cummins Setters Commercial Partners LLC
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(580) 357-2727



908 E Apache Trail Rd

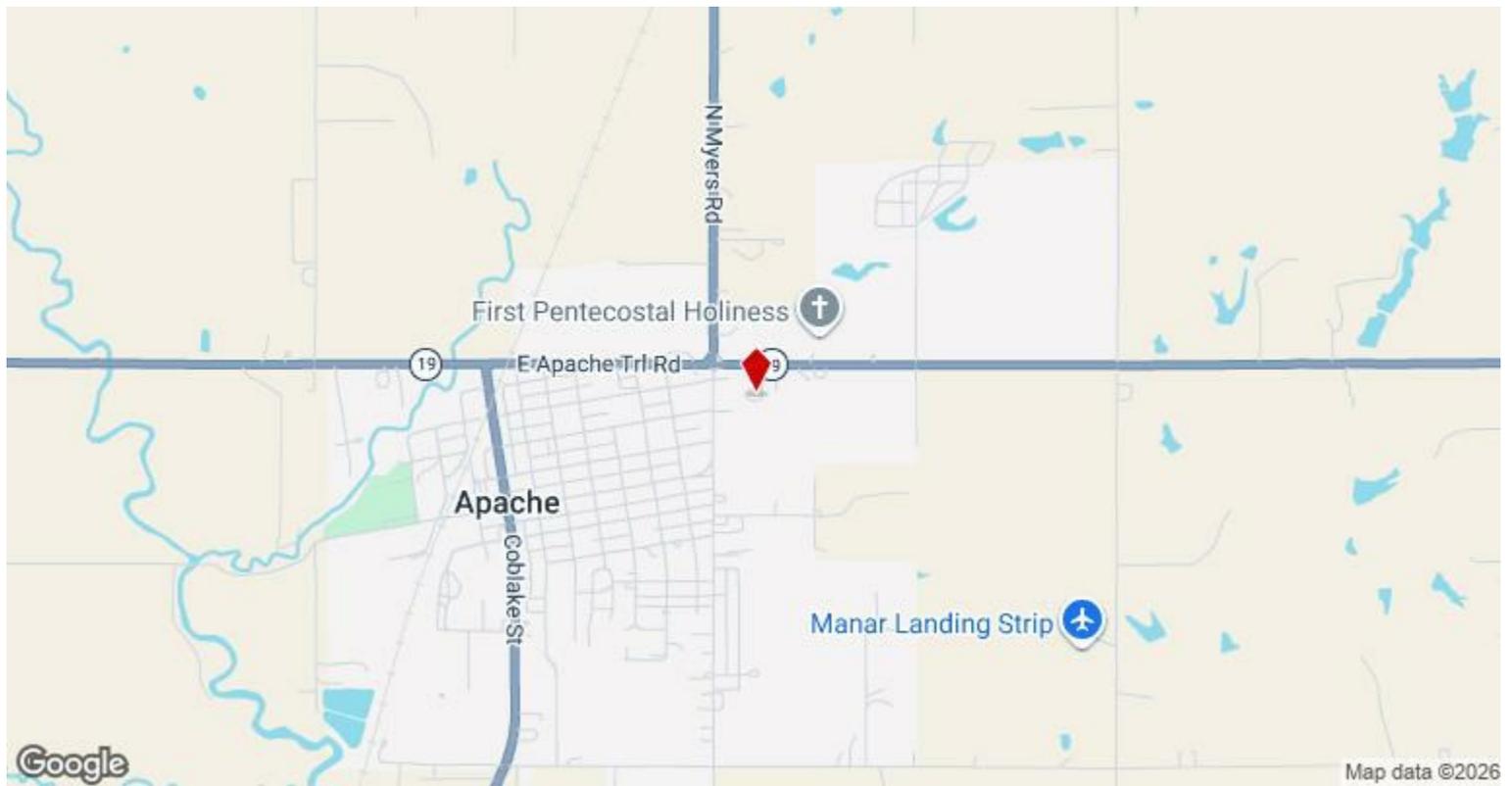
\$2,800,000

For sale, famous trademarked "Kitty's Chicken" USDA production operation and land, with yearly average gross sales of 3.2 million and a ROI of \$435,072,00. Kitty's Chicken has been operating for thirty-six years and has a proprietary chicken recipe and a strong customer base. The company operates in and delivers to OK, NM, KS, TX and AR and services all 75 OnCue locations in OK and TX that have kitchens, as well as supplies processed chicken and catfish to the #1 Dairy Queen in Oklahoma. The chicken production plant consists of the 9,900 sf main production...

For sale, famous trademarked "Kitty's Chicken" USDA production operation and land, with yearly gross sales of over \$3.0 million, a ROI of \$280,467.00 and a 10.7% CAP. Kitty's Chicken has been operating for thirty-six years and has a proprietary chicken recipe and a strong customer base. The company operates in and delivers to OK, KS, TX and AR and services all 25 OnCue locations in OK and TX that have kitchens, as well as supplies processed chicken and catfish to the #1 Dairy Queen in Oklahoma. The chicken production plant consists of the 9,900 sf main production...



Price:	\$2,800,000
Property Type:	Specialty
Property Subtype:	Shelter
Sale Type:	Investment or Owner User
Cap Rate:	10.02%
Lot Size:	2.50 AC
Gross Building Area:	10,000 SF
Sale Conditions:	Business Value Included
No. Stories:	1
Year Built:	1980
Parking Ratio:	2.5/1,000 SF
Zoning Description:	Agricultural
APN / Parcel ID:	2100-22-001-003-2-006-00
Walk Score ®:	17 (Car-Dependent)



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Property Photos



17-HSM - 908 E Apache Trail - Apache-17

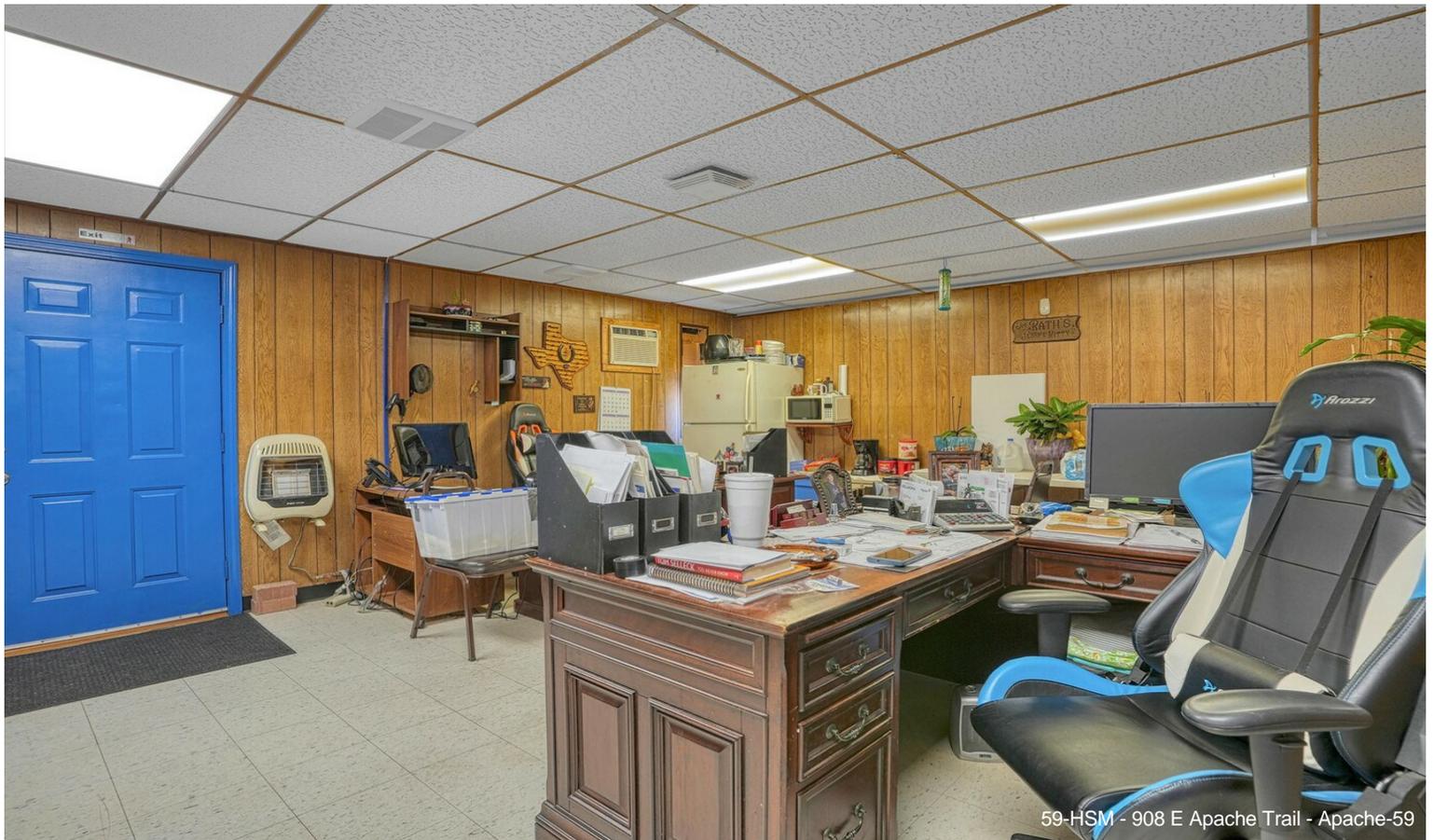


10-HSM - 908 E Apache Trail - Apache-10

Property Photos



13-HSM - 908 E Apache Trail - Apache-13



59-HSM - 908 E Apache Trail - Apache-59

Property Photos



60-HSM - 908 E Apache Trail - Apache-60

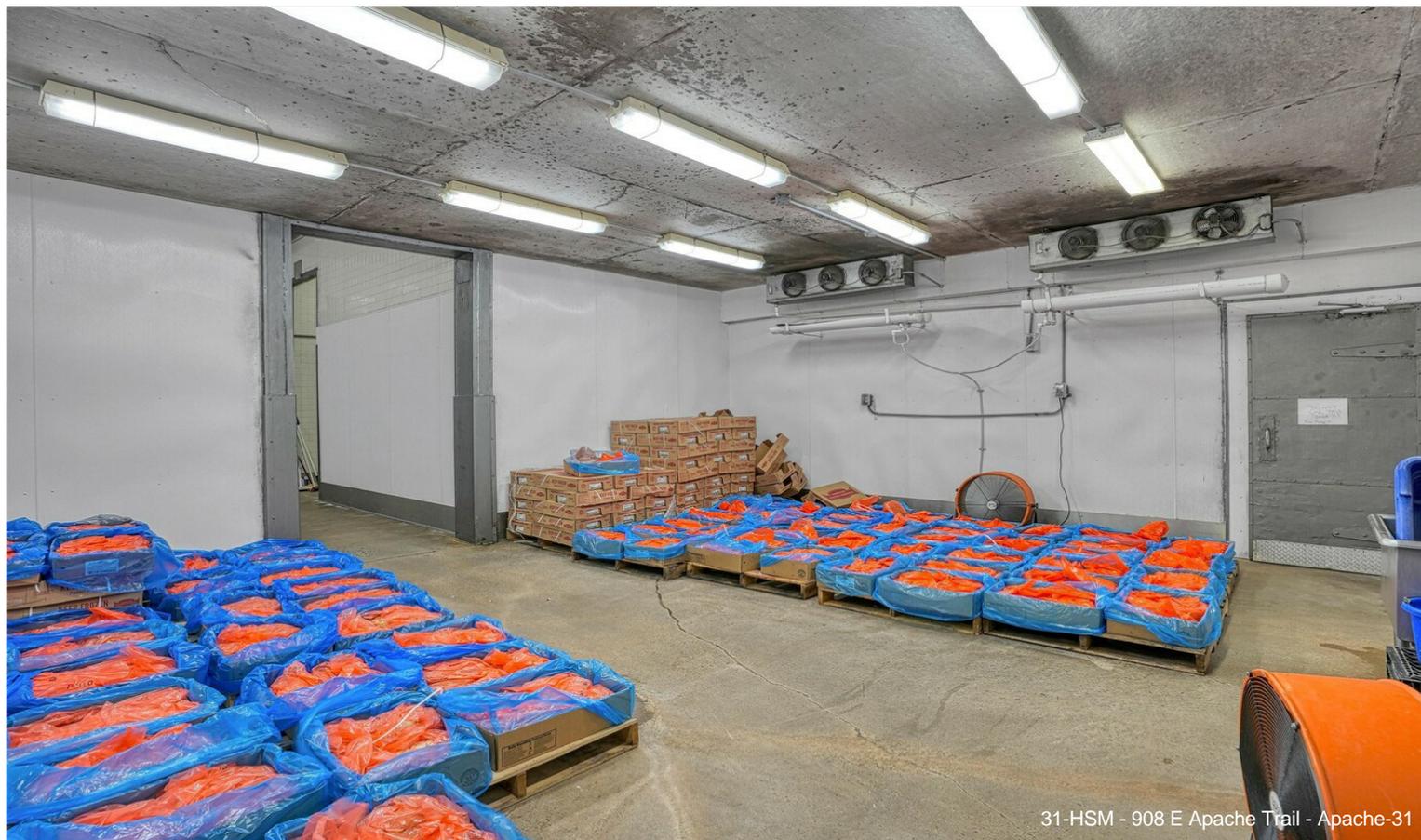


46-HSM - 908 E Apache Trail - Apache-46

Property Photos

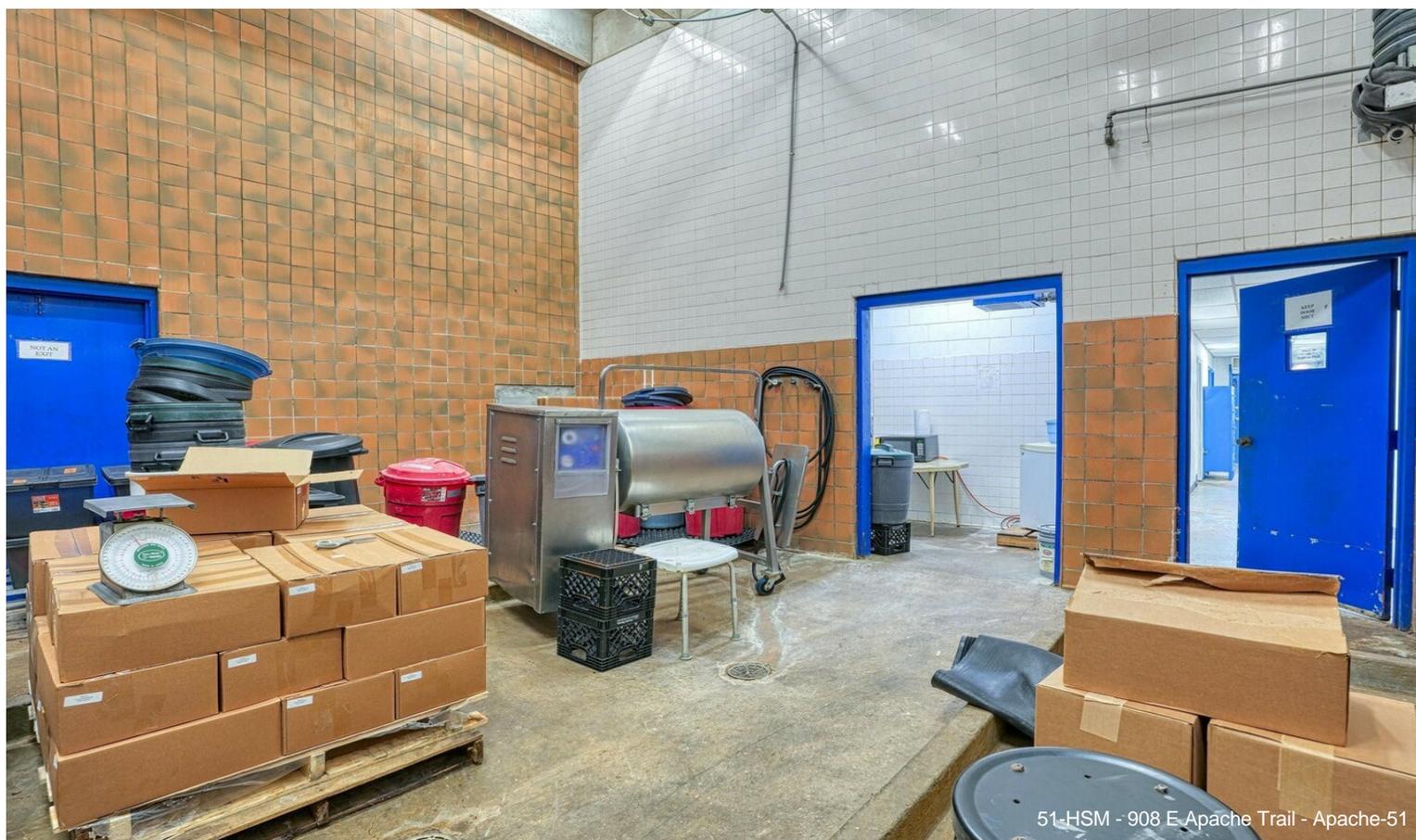
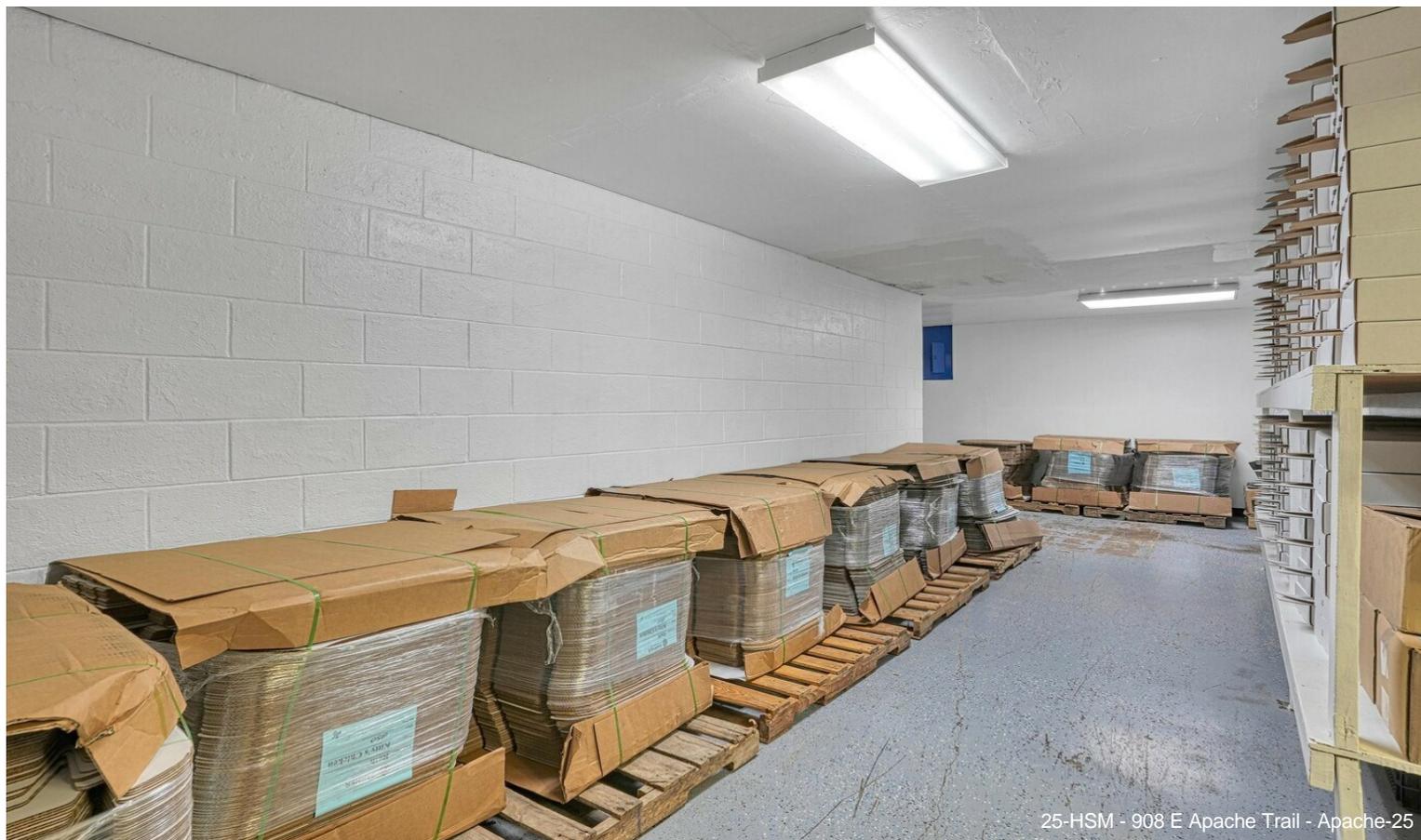


40-HSM - 908 E Apache Trail - Apache-40

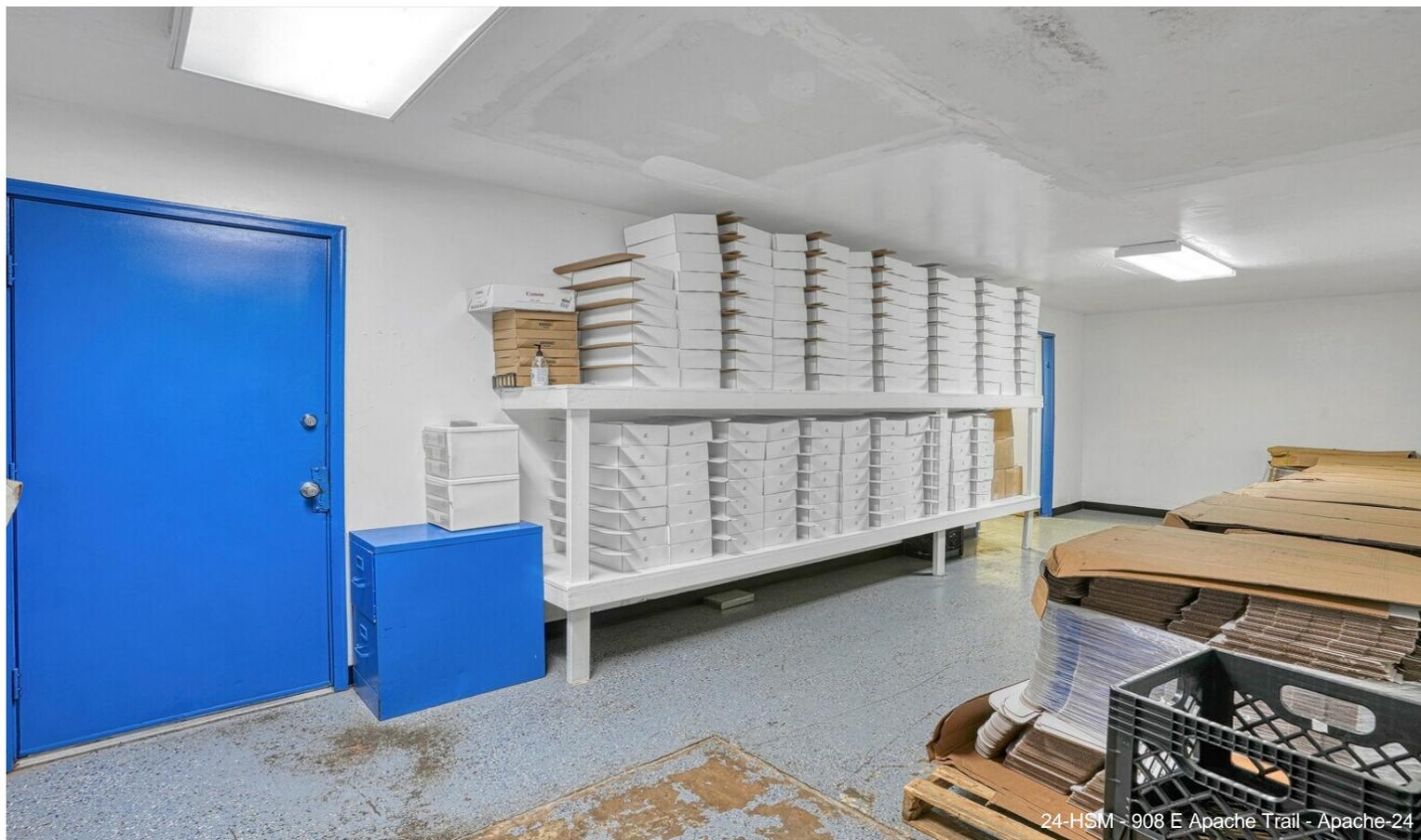


31-HSM - 908 E Apache Trail - Apache-31

Property Photos



Property Photos



Property Photos



65-HSM - 908 E Apache Trail - Apache-65



71-HSM - 908 E Apache Trail - Apache-71

Property Photos



62-HSM - 908 E Apache Trail - Apache-62



61-HSM - 908 E Apache Trail - Apache-61