

**FOR SALE**

2910 Hardy Springs Rd. McAlester, OK



- ✦ "Owner/Agent" . It is in an awesome location for a commercial business. Live here and start your business here. Can be seen from 69 Highway! Located less than a mile from the upcoming shopping center/mall, Less than 4 miles from Wal-mart.
- ✦ The recently remodelled modern brick home has 3 Bedrooms, 2 Bath, 2 living rooms, fenced-in yard with a shop. The shop is a metal building with a steel frame "T" beam trusses with four inches of a concrete slab with peers under legs 8" and 26 GA insulation and 10'X12' overhead door, built in 2014, dimensions of 30x40x14 wall with 12' shed all on apx 4.48 acres with a listed price of \$500,000 (listed as \$111,607/Acre.) This property is priced exceptionally reasonable, considering recent area sales.
- ✦ Google's current estimated daily traffic at the intersection at Hwy 69 to be 20,136-21,148.
- ✦ ODOT's most recent estimated daily traffic report (2018) shows to be 20,900-22,600 at the Hwy 69 intersection.



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