



OFFICE BUILDING | FOR SALE / LEASE



SALE PRICE: \$599,000 | LEASE RATE: \$12.00 SF/YR

324 N 19TH ST

Guthrie, OK 73044

Jake Wilburn

Sales Associate
405.248.8016

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Brock Lytton

Broker Associate
405.250.9596
brock@moriahgroup.net

PRICE: \$599,000 | \$12.00 SF/YR

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Property Description

New investment opportunity with this 7,332 SF office building, built in 1962 and located in the highly sought-after Guthrie area. This building provides convenient access to key amenities and major thoroughfares. With a solid foundation and ample room for customization, this property presents a compelling opportunity for investors seeking a well-located asset with long-term potential.

Property Highlights

- Stand-Alone Building | Private Offices | Conference Rooms | Breakroom | Paved Parking
- Versatile Office Space | Spacious Layout
- Strategic Location
- Well-Maintained Property



Location Description

Situated in the western part of Guthrie, just off the intersection of 19th and Noble Ave. Just a short drive away from Downtown Guthrie where you can find a wide selection of local restaurants and businesses.

Offering Summary

Sale Price:	\$599,000
Lease Rate:	\$12.00 SF/YR (NNN)
Lot Size:	0.32 Acres
Building Size:	7,332 SF

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 **MORIAH**
BROKERAGE SERVICES, LLC

FLOOR PLAN

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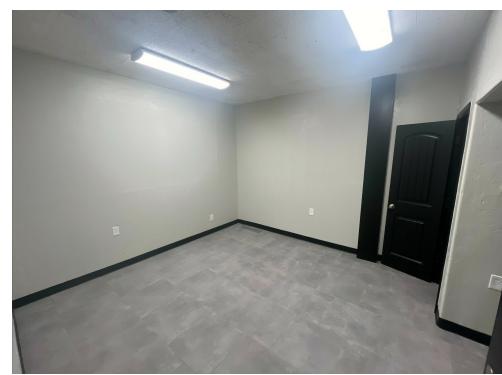
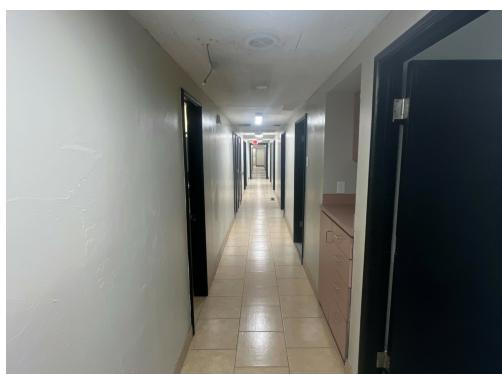
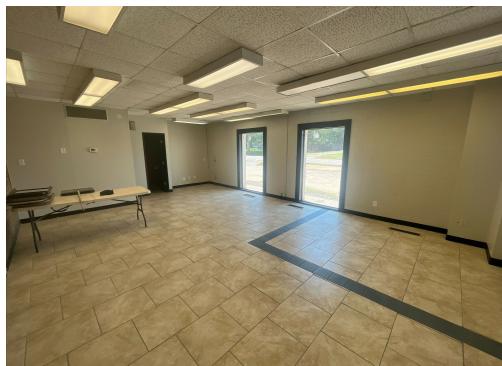
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