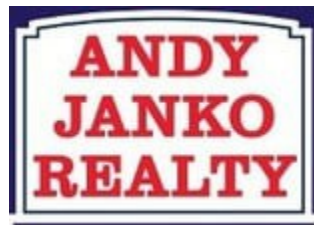




## 9,000/SF In-Line Retail in Lawton, OK

2126 SW Lee Blvd, Lawton, OK 73501



**Dave Shannon**

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# 9,000/SF In-Line Retail in Lawton, OK

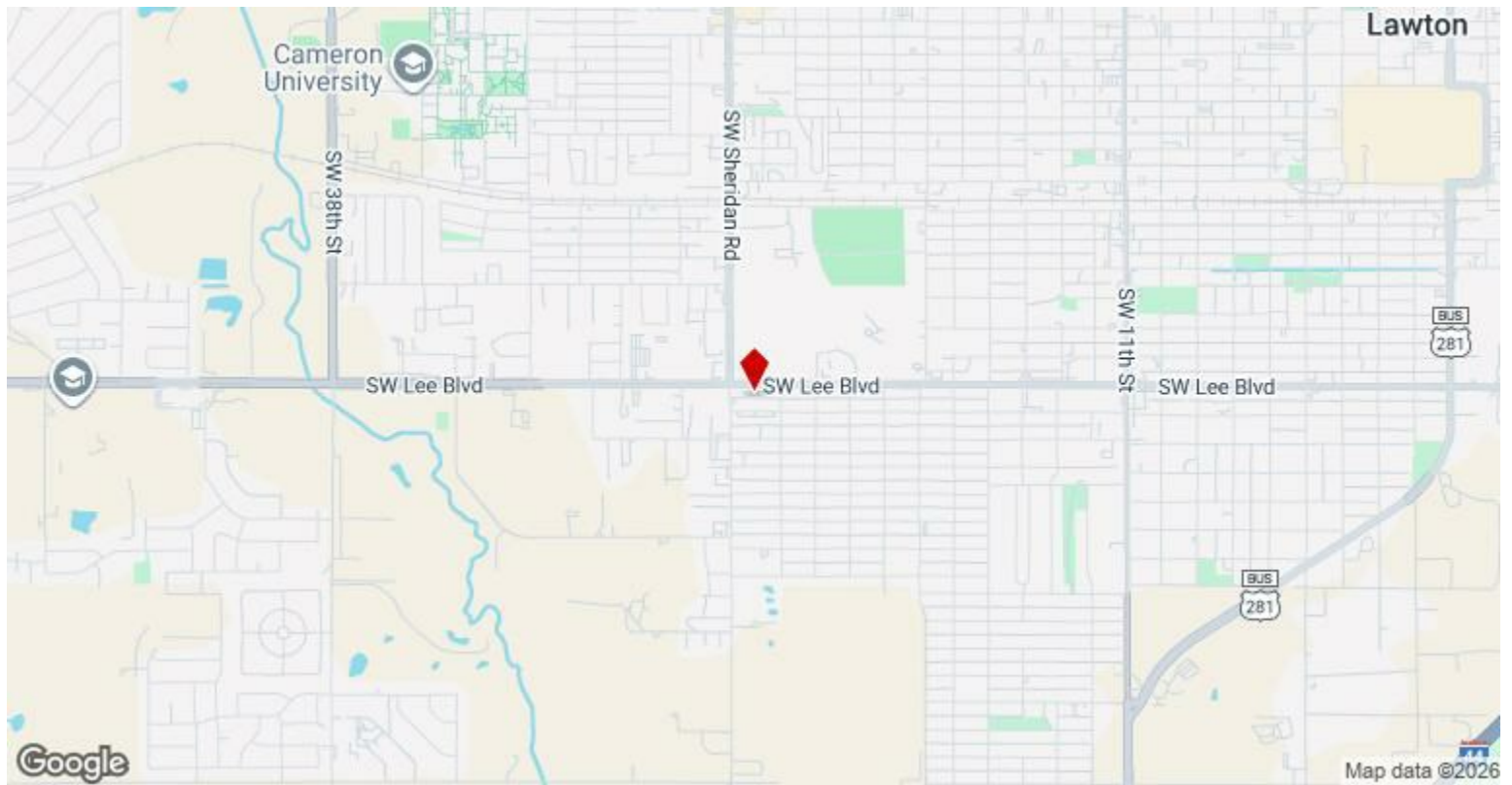
~~\$425,000~~ **\$399,900**

NEW PRICING on this nice in-line 9,000/SF single story retail storefront building on 0.424 acres located on the busy SE corner of SW Lee Blvd and SW Sheridan Rd in the SE Quadrant of Lawton, OK. Premium location with an approximately 70 foot setback from SW Lee Blvd lends exceptional storefront visibility. Some income is available from two existing tenants one of which occupies 8,000 square feet on a month to month basis lending opportunity to an owner / user purchaser. 2 bathrooms in the beauty supply part and 1 bathroom in the dog grooming part. Updates include...

- Located on the busy SE corner of SW Lee Blvd and SW Sheridan Rd
- Premium location with an approximately 70 foot setback from SW Lee Blvd lends exceptional storefront visibility
- Updates include 3 new split system HVAC units in 2020 and a new TPO roof in 2024
- Some income is available from 2 existing tenants one of which occupies 8,000/SF on a month to month basis lending opportunity to an owner/user



|                      |                                       |
|----------------------|---------------------------------------|
| Price:               | <del>\$425,000</del> <b>\$399,900</b> |
| Property Type:       | Retail                                |
| Property Subtype:    | Storefront Retail/Office              |
| Building Class:      | B                                     |
| Sale Type:           | Investment or Owner User              |
| Lot Size:            | 0.42 AC                               |
| Gross Building Area: | 9,000 SF                              |
| No. Stories:         | 1                                     |
| Year Built:          | 1968                                  |
| Parking Ratio:       | 2.33/1,000 SF                         |
| Zoning Description:  | I-1                                   |
| APN / Parcel ID:     | 0016275                               |
| Walk Score ®:        | 59 (Somewhat Walkable)                |



**2126 SW Lee Blvd, Lawton, OK 73501**

# Property Photos

