

**213 East Lake Dr.
Medicine Park, OK 73557**

**RETAIL AND INVESTMENT
PROPERTY FOR SALE**



OFFERING SUMMARY

Sale Price: \$550,000.00

Year Built: 2017

Building Size: ±1060 SF retail store
+
±600 sf residential property

PROPERTY OVERVIEW

±1060 sf retail store and ±600 sf investment property for sale in the thriving cobblestone town of Medicine Park, OK. Located within minutes drive of the Wichita Mountains Wildlife Refuge and Lake Lawtonka and within walking distance of downtown Medicine Park. Both properties are being sold together. The property is currently being operated as a liquor store, and the owner is willing to sell the business with the inventory for a negotiable rate. The residential property is located behind the store and would be a great investment opportunity for a rental investment. The 10x12 storage shed is included in the sale price. Nearby businesses include: Medicine Creek Olive Oil, Innhabit Tiny House Resort, Refuge Ale House, Little Bear Street Eats, Joe Mountain Breakfast Bar, Discovery Outpost, and The Old Plantation Restaurant.

PROPERTY HIGHLIGHTS

- Located in the popular tourism town of Medicine Park.
- ±1060 sf retail store & ±600 sf residential property for sale
- Business and Inventory are also for sale.

JASON WELLS

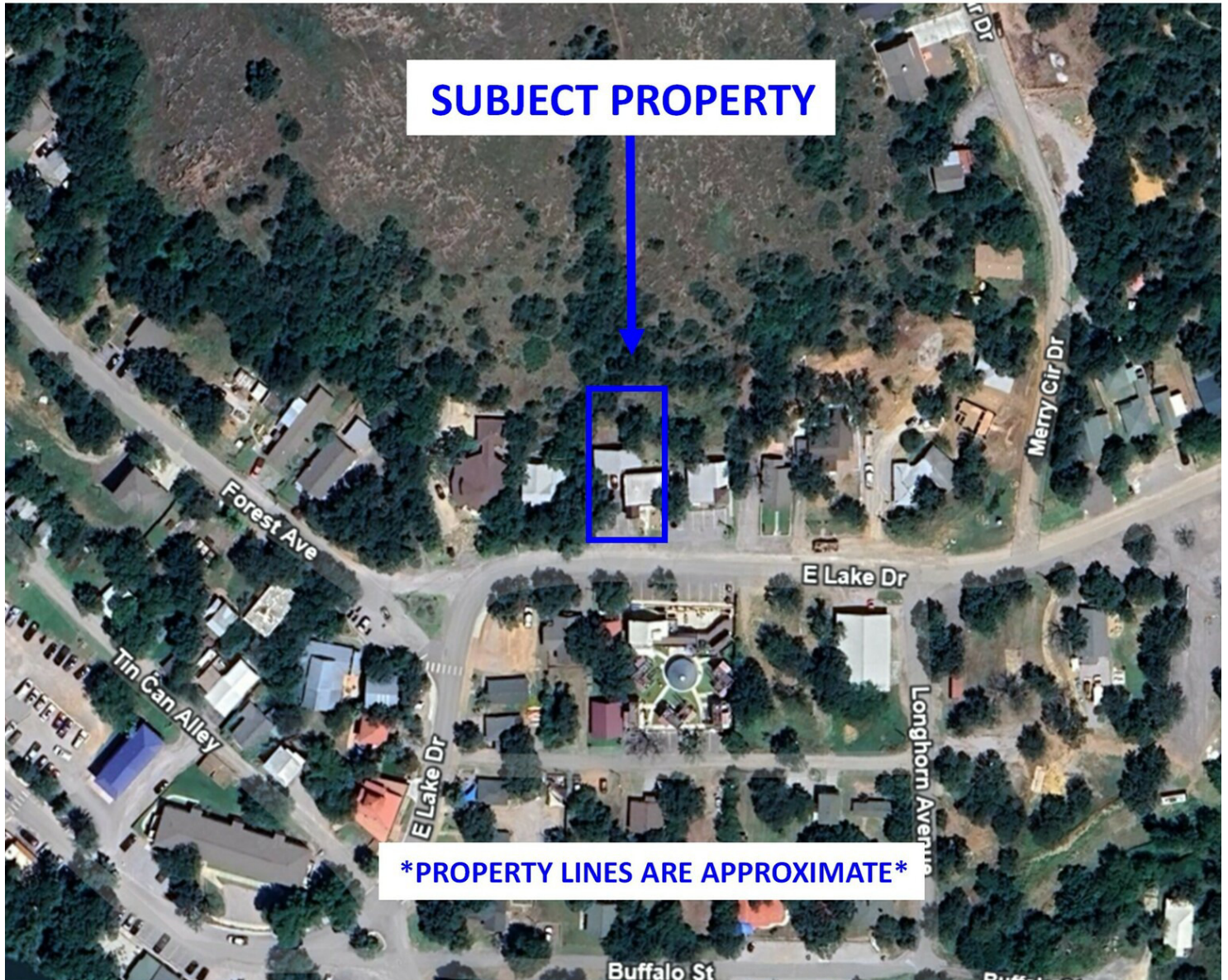
580.353.6100
jwells@insightbrokers.com

Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior sale or withdrawal.



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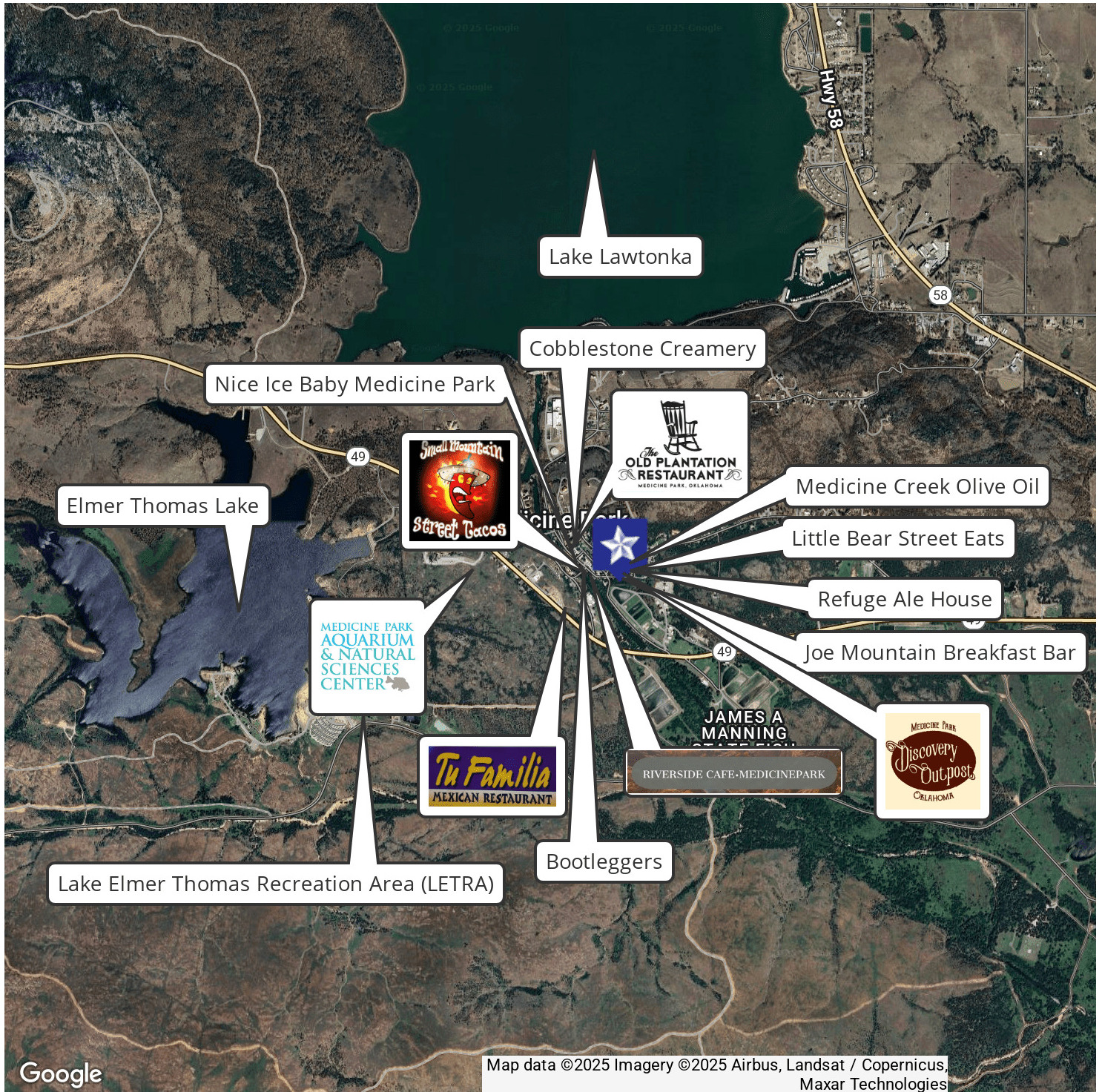
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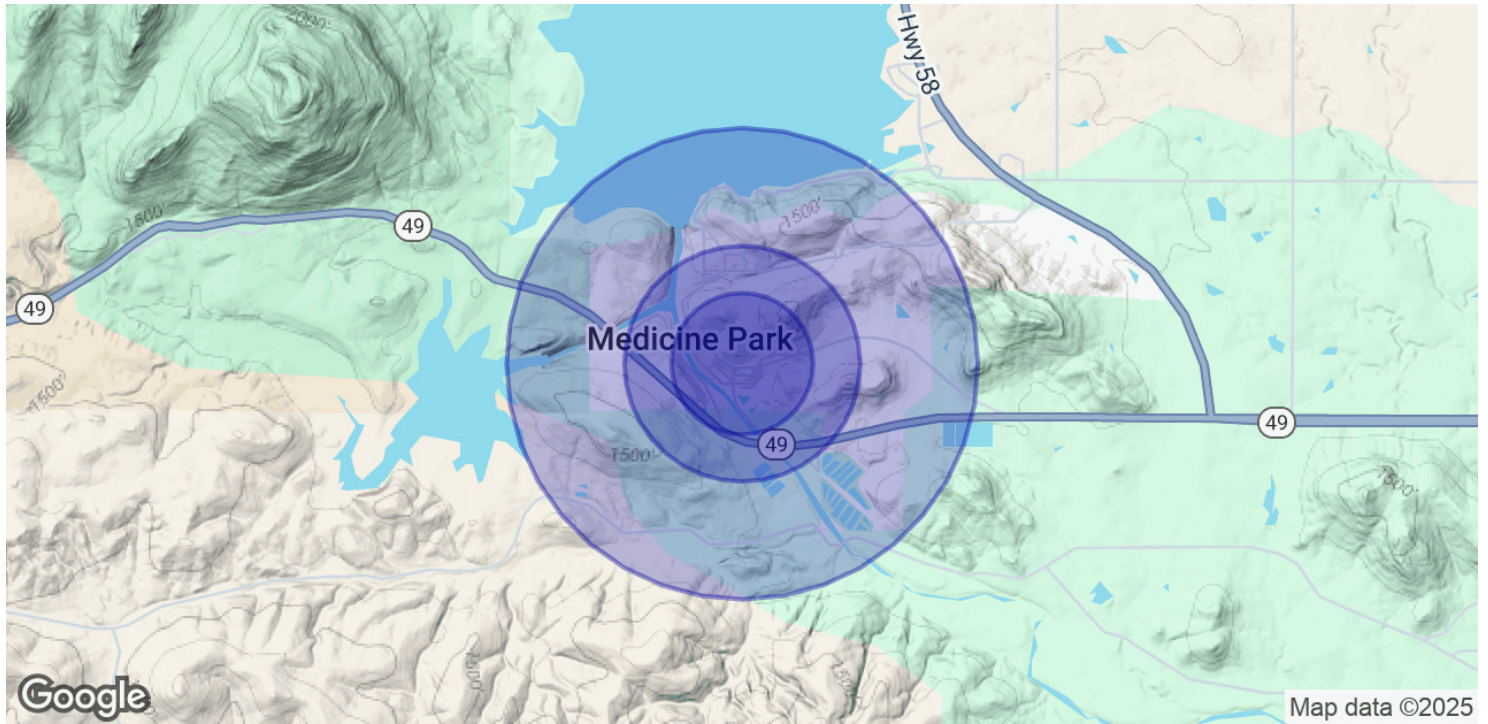


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	67	194	385
Average Age	48	48	47
Average Age (Male)	48	48	47
Average Age (Female)	48	48	47
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	29	85	167
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$138,906	\$138,841	\$137,626
Average House Value	\$348,046	\$347,959	\$346,330

Demographics data derived from AlphaMap

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