

FOR SALE

227 S.  
PHILADELPHIA

227 S. PHILADELPHIA, SHAWNEE, OK 74801



**BANTA**  
Property Group

**BANTA PROPERTY GROUP, LLC**

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## OFFERING SUMMARY

|                |            |
|----------------|------------|
| Sale Price:    | \$175,000  |
| Building Size: | 13,387 SF  |
| Lot Size:      | 0.72 Acres |
| Price / SF:    | \$13.07    |
| Cap Rate:      | 0.0%       |
| NOI:           | \$0        |
| Year Built:    | 1940       |
| Renovated:     | 2020       |
| Zoning:        | Industrial |

## PROPERTY OVERVIEW

Industrial Property for Sale – 227 S, Philadelphia Ave, Shawnee is located just blocks from downtown Shawnee, this well-maintained industrial facility offers approximately 13,000 square feet of functional space. A significant portion of the building is climate controlled, making it ideal for a variety of commercial or light industrial uses.

### Key Features:

New roof installed within the past 3 years  
Dock-height and grade-level doors for versatile loading/unloading  
Large fenced-in storage yard for secure outdoor storage or fleet parking  
Convenient access to major roads and downtown amenities

Whether you're expanding operations or seeking a strategic investment, 227 S Philadelphia Ave combines location, functionality, and recent upgrades to deliver long-term value.

## PROPERTY HIGHLIGHTS

- 1200 Amp Three Phase
- Large Fenced in Yard
- New roof

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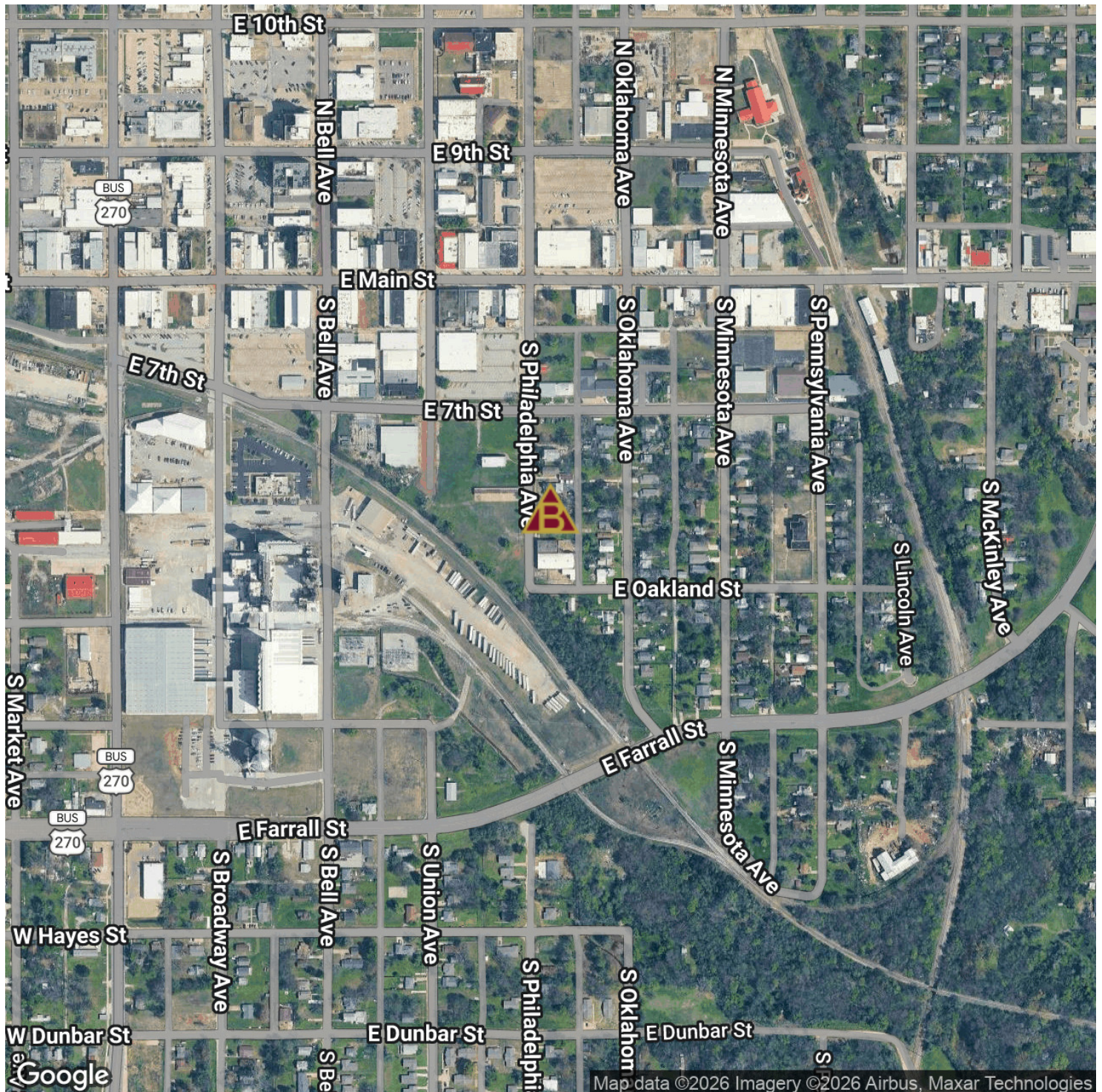
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