

Cross Property Client Full w/Photos



Commercial

MLS#: **1139415**
 Address: **312 W Main ST, Weatherford, OK 73096**
 Addition:
 Area: County: **Custer**
 Prop Tax ID:
 Land Acres: **2.600**
 Lot: **1-22** Block: **63**
 Directions: **Full city block on S. side of W. Main St. situated between 7th St & 8th St.**

Status: **Active**
 Type: **Land**
 List Price: **\$1,450,000**
 Close Price:
 LP\$/SQFT:
 Avail SqFt:

General Information

Office SqFt:	Bldg SqFt:	Min Divis SF:	Max Contig SF:
Building Dim:	Ceil Clearance:	Prk Cap:	Prk Spaces:
Sz of Dock High Dr:	# Dck High Drs:	Drive-In Drs: 4	Park Ratio:
Stories:	Fire Suppress:	Exterior Trim: Block	Total Units:
Construction: Concrete	Railroad: No	Railroad Nm:	Year Built: 1950
Crane:	Pad Sites Occp:	# Mob Homes Owned:	
Pad Sites: Yes	Lot Dim:	Frnt Footage:	
Corner Lot: No	For Lease:	Lease Type:	Lease Rate Type:
Invest Property: No	Max Lse Rate/Yr:	Sub Lease (Y/N):	
Min Lse Rate/Yr:		Internet List: Yes	Vacancy %:
Cert of Occup:		Zoning: Commercial	Bandwidth:
Bandwidth Type:			
Misc Features:			
Parking: Concrete Drive			

Remarks

Rare opportunity to own an Entire Block on Weatherford's Main Street / Historic U.S. Route 66, totaling 2.6 acres MOL. Prime Main Street Frontage on the west side of town exposes you to consumers as they enter & exit our growing community. Zoned C2 (General Commercial) & zoned as part of the Oklahoma Federal Opportunity Zone (Federal OZ Program) with the potential to offer tax benefits, (Contact: Ok. Dept. of Commerce for more info). This is an ideal location to build or relocate to for maximum exposure with easy access to I40. Additionally on this location is 3408 Sq. Ft. Shop w/ 2 offices, 1 bath & 4 lg overhead doors & a small 252 Sq. Ft. Bldg used as a salon offering monthly rental income. The opportunity to have a WHOLE DOWNTOWN CITY BLOCK is VERY RARE. An opportunity like this may not come again for many years if ever. Additional purchase options are to split the blk in 2 parcels. See MLS #1139419 / 300 W Main (Commercial) & MLS #1139420 / 324 W Main (Commercial). *Priced at appraisal value dated 07/2024.**

Utilities

Sewer:	Electric:	Gas:	Water:
Cool: Central Elec	Heat: Central Electric		Power:

Financial Information

Cap Rate:	Tenant Exp:	Finance Terms:
Loan Payments:	Down Payment:	Owner Financing:

Income / Expenses

Gross Income:	Net Op Income:	Scheduled Income:	Taxes:
			Insurance:



Aerial View

Aerial View



Aerial View

Aerial View



Aerial View

Aerial View



Patio

Front of Structure



Front of Structure



Side of Structure



Yard



Garage



Garage



Garage



Garage



Garage



Office

Office



Office



Bathroom

Entry

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