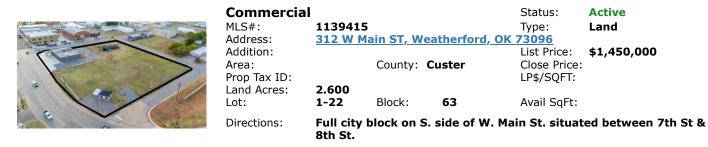
Cross Property Client Full w/Photos



General Information								
Office SqFt:		Bldg SqFt:		Min Divis SF:	Max Contig SF:			
Building Dim: 0		Ceil Clearance	2:	Prk Cap:	Prk Spaces:			
Sz of Dock High Dr:		# Dck High Drs:		Drive-In Drs: 4	Park Ratio:			
Stories:		Fire Suppress:			Total Units:			
Construction:	Concrete			Exterior Trim: Block	Year Built: 1950			
Crane:		Railroad:	No	Railroad Nm:				
Pad Sites:		Pad Sites Occ	p:	<pre># Mob Homes Owned:</pre>				
Corner Lot:	Yes	Lot Dim:		Frnt Footage:				
Invest Property:	No	For Lease:		Lease Type:	Lease Rate Type:			
Min Lse Rate/Yr:		Max Lse Rate/Yr:		Sub Lease (Y/N):				
Cert of Occup:			Internet List: Yes	Vacancy %:				
Bandwidth Type:				Zoning: Commercial	Bandwidth:			
Misc Features:				2				
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	5:	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:							

Gross Income:

Taxes: Insurance:











Front of Structure







Garage

Garage



Garage







Bathroom

Entry

Prepared By: Lavon Overton

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