

For Sale or Lease

# Office/Retail Building

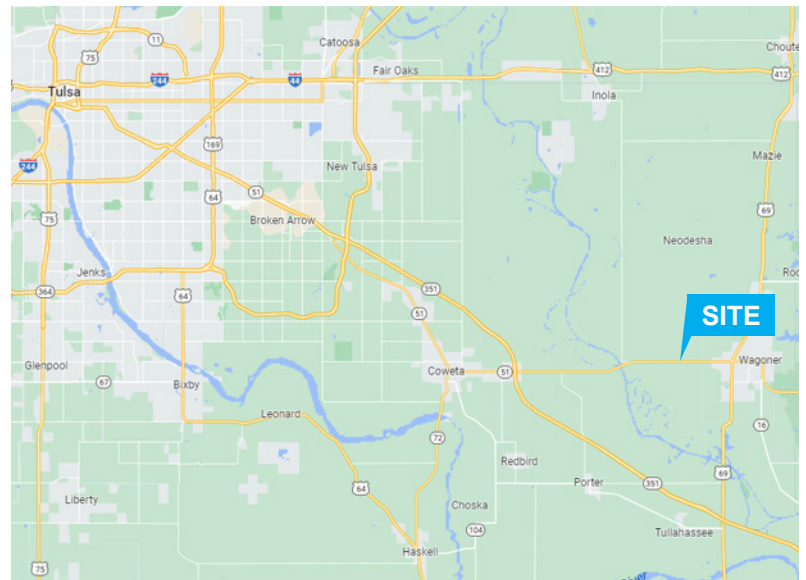
26243 State Highway 51 Wagoner, OK 74467

**WIGGIN**  
PROPERTIES, LLC



## Property Features

- ±6,156 SF, 2 story office building
  - ±576 SF Shed
- Situated on ±4.00 acres
- Includes reception area, 6 offices, 4 restrooms, breakroom, full kitchen, and 2 large open work-space/bullpen areas.
- Fire Suppression system
- 363' frontage on highway 51
- Pole signage
- Zoned C-5
- 8,839 cpd ('22) Hwy 51



Call Shawna Hale, CCIM, or John Watchous at **918.935.2010**

[shale@wiginprop.com](mailto:shale@wiginprop.com) | [jwatchous@wiginprop.com](mailto:jwatchous@wiginprop.com) | [wiginprop.com](http://wiginprop.com)

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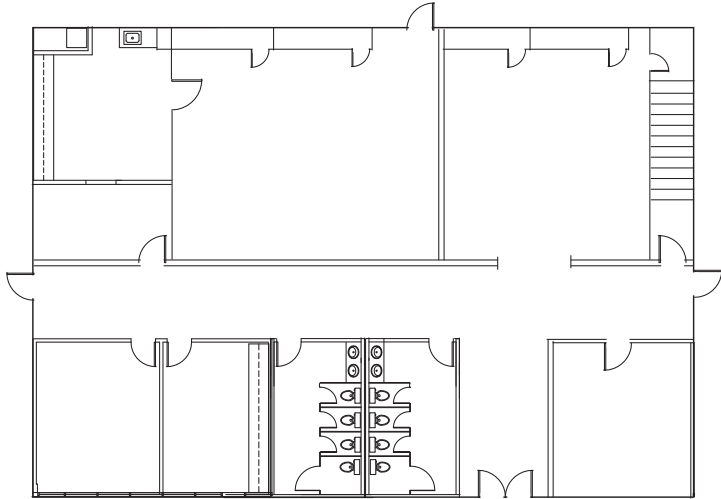
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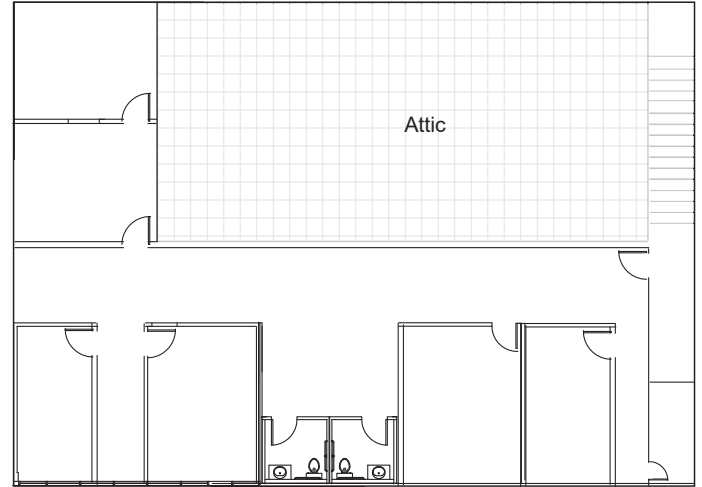
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First Floor



Second Floor



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