



# COMMERCIAL SHOP & RV STORAGE PROPERTY

**FOR SALE**

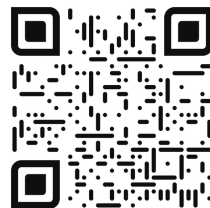
**ASKING PRICE**  
**\$1,500,000**

**4.48 Acres | Income Producing Property**

**15401 S PEEBLY RD, NEWALLA, OK 74857**

## PROPERTY DETAILS

<b>Total land</b>		4.48 Acres
<b>Price</b>		\$1,500,00
<b>Income Property</b>		Yes
<b>Access</b>		Gated (Code Gate to be Installed)



## INCOME SNAPSHOT

<b>Shop 1</b>	\$6,500
<b>Manufactured Home</b>	\$800

**Total Current Income: \$7,300**

## STRUCTURES ON PROPERTY

### Shop 1

- 60 x 100 (6,000 SQFT)
- **Tenant Lease:** Until Sept 2030
- **\$6,500 / Month**
- Tenant pays well & Septic

### Shop 2

- 30 x 50 (1,500 SQFT)
- Unoccupied

### 40 X 225 | BOAT AND RV STORAGE (X2)

- 14ft tall
- 36 Storage Units (12.5 x 40ft)

### 60 X 225 | BOAT AND RV STORAGE

- 14ft tall
- 36 Storage Units (12.5 x 30ft)

### MANUFACTURED HOME

- **\$800 / Month**
- 14 x 80

Code gate should be installed



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