

117 W Harrison Ave, Guthrie, OK 73044  
± 10,000 SF / Multi-use / Retail with AirBNB

**FOR SALE**



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## Property Description

Built in 1902, once home to the infamous Fatty Mater's Saloon, this ±10,000 SF building is rich in Guthrie history and packed with potential. The 5,000 SF lower level offers endless possibilities — retail, studio, gallery, event space — all framed by original architectural details. Upstairs, three income-producing units include a long-term tenant and two vibrant, fully furnished Airbnb rentals. Eclectic, soulful, and full of life. Located directly across from the historic Pollard Theater and nestled in the heart of downtown. Rare private back deck and off-street parking included. This is more than a building — it's a chance to own a piece of Oklahoma's story.



**KW Commercial Elite**  
5629 N Classen Blvd, OKC, OK 73118  
kwc-ok.com

**117 W Harrison Ave**  
**Guthrie, OK 73044**

**Building Size:** ±10,000 SF Multi-use

**Zoning:** CBD (Commercial Business District)

**Rental Units:** 3 (1 long-term, 2 short-term)

**Retail Spaces:** 2 (can be contiguous)

**Sale Price:** \$1,475,000



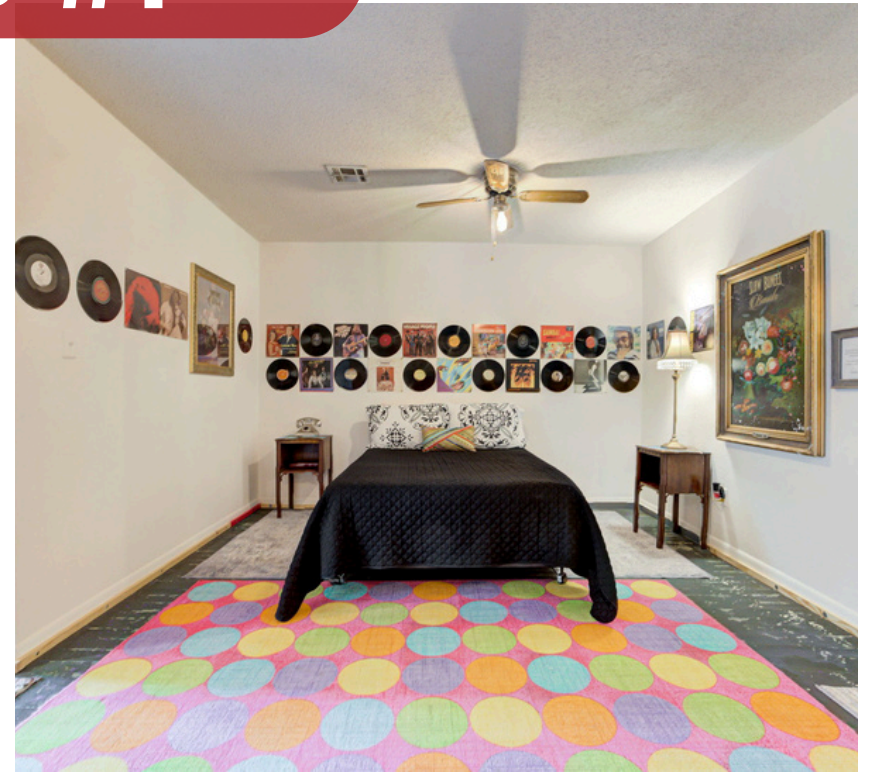








# AIRBNB #1







## AIRBNB #2

