

**104 US Hwy 277  
Fletcher, OK 73541**

**OFFICE BUILDING FOR  
SALE**



### **OFFERING SUMMARY**

<b>Sale Price:</b>	\$125,000.00
<b>Lot Size:</b>	0.24 Acres
<b>Year Built:</b>	1940
<b>Building Size:</b>	714 SF
<b>Price / SF:</b>	\$175.07

### **PROPERTY OVERVIEW**

Property has 140' of frontage on US Hwy 277, also known as West Dr., and is 75' deep. Current building has new 4" sewer pipe, and new windows, with the remaining building is in need of repairs, but could be restored to make a nice retail or office space. Property would also be good for redevelopment, amply space for a drive thru type of business. Property has a new metal fence on the back side. Surrounding businesses include TH Rogers Lumber, Dollar Store and Hop & Sack.

### **PROPERTY HIGHLIGHTS**

- 140' of Frontage
- New 4" Sewer Pipe & Windows
- Great Development Property

### **MELISSA BUSSE**

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Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior sale or withdrawal.





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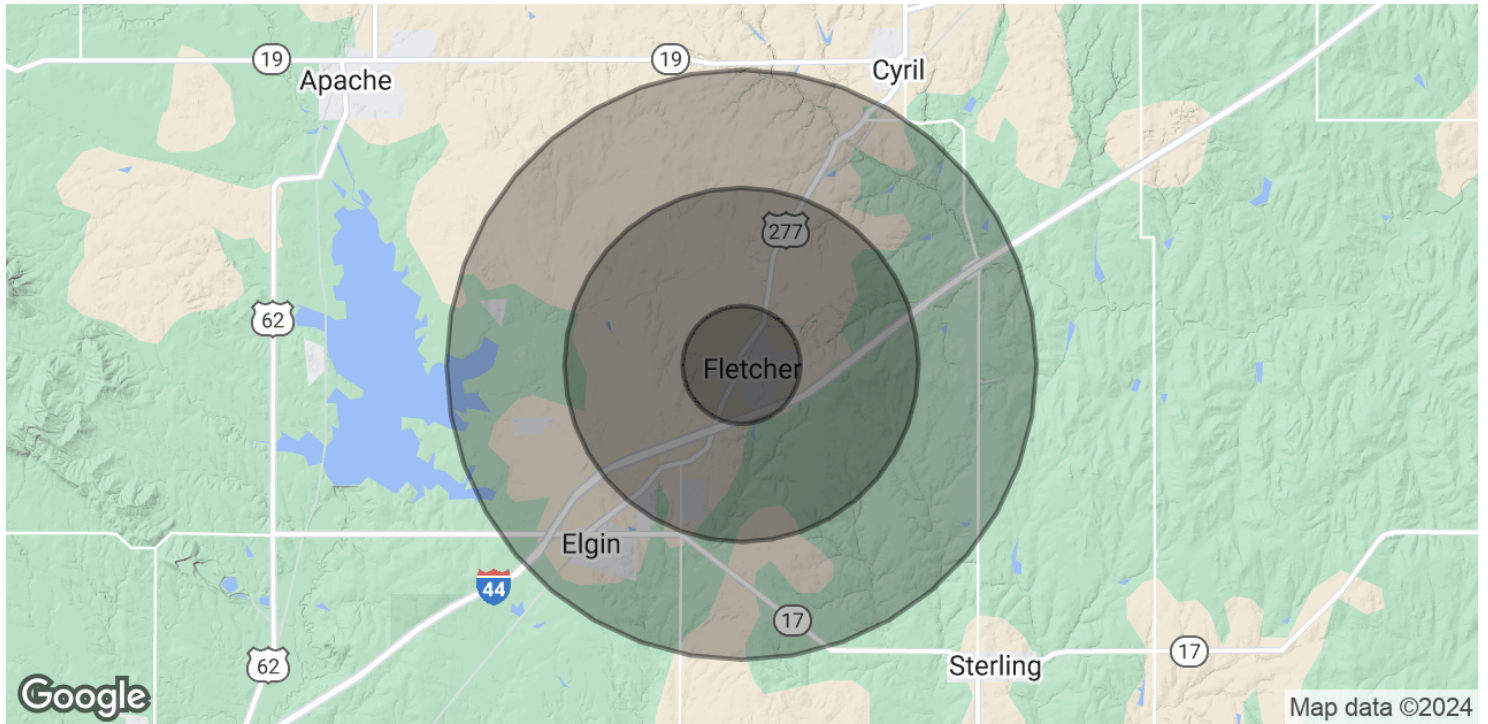
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	800	2,767	6,296
Average Age	33.6	35.6	35.9
Average Age (Male)	27.4	30.7	32.9
Average Age (Female)	36.7	39.6	38.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	387	1,163	2,750
# of Persons per HH	2.1	2.4	2.3
Average HH Income	\$52,275	\$68,511	\$64,450
Average House Value	\$113,617	\$146,163	\$146,374

\* Demographic data derived from 2020 ACS - US Census

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