

FOR SALE



Property Highlights

\$ 689,900.00

**14620 S 417th East Avenue
Coweta, OK 74429**



April Vaughn
Managing Broker, REALTOR®

918-779-6899 (Office)
918-696-1617 (Cell)
april.vaughn@c21tulsa.com

- 7.82+/- acres with prime Hwy 51 frontage.
- 73-unit mini storage facility.
- 82% occupancy rate – steady income stream.
- 210 feet of Hwy 51 frontage for maximum visibility.
- 456.58 feet along 417th E Ave – dual road access.
- Zoned C-4 and RS 2.1 – flexible commercial and residential uses.
- Fully fenced with electric gate for security.
- Room to expand storage operations or add development.
- Utilities on-site/nearby
- Minutes from Muskogee Turnpike – convenient, high-traffic location.

LIC # 160138

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