

ALL FIELDS DETAIL



(32) MLS #	39834	(45) Description	Food Service
(33) Class	COMMERCIAL	(46) Location	Corner Lot
	-INDUSTRIAL	(47) Age/Impr	Over 40 Years
(35) Type	Commercial	(50) Const/Exterior	Concrete
(36) Area	Blackwell		Block
(37) Asking Price	\$275,000	(51) App SqFt Range	Under 2000
(38) Address	801 S Main	(52) Improved w	Yes
	Street	/Structure	
(39) Address 2	107 W Ferguson	(53) Usable w	Yes
	Ave	/Existing Zoning	
(40) City	Blackwell	(54) Existing	Not Applicable
(41) State	OK	Finance	
(42) Zip	74631	(55) Loan	Not Applicable
(43) Status	Active	(56) Vacant/To Show	Call Listing
(44) Sale/Rent	For Sale		Agent
(94) IDX Include	Y		



GENERAL

(27) VOW Include	Yes	(28) VOW Address	Yes
(29) VOW Comment	Yes	(30) VOW AVM	Yes
(48) Year Built	1955	(49) Source of Year Built	RPR
(57) Realtor	Donna Reid - Cell: 580-789-1169	(58) Listing Office 1	Coldwell Banker Heritage, REALTORS - Main: 580-765-8888
(59) Realtor 2	Deana Reid - Cell: 580-789-1399	(60) Listing Office 2	Coldwell Banker Heritage, REALTORS - Main: 580-765-8888
(61) Code	3	(23) Variable Rate Commission	No
(62) Owner	C&P Stuever Holdings, LLC	(64) Listing Date	7/26/2024
(65) Expiration Date	1/26/2025	(67) Legal	BKWL-ORIG TOWN BLOCK 204 LOT 2
(69) Lot#/Blk	2/204	(70) Subdivision	ORIGINAL TOWN
(71) Single Pty Brkr Comp	no	(72) Single Pty Brkr Show	no
(73) Approx. S.F.	660	(74) Price Per SqFt	\$416.67
(75) Tot. Area	1/4 Acre	(76) Park Spa	10
(79) Ceiling Type	8'	(80) Ext. Type	concrete
(84) Tax/Hs	122/No	(89) Associated Document Count	0
(95) Update Date	7/26/2024	(96) Status Date	7/26/2024
(97) HotSheet Date	7/26/2024	(98) Price Date	7/26/2024
(99) Input Date	7/26/2024 11:31 PM	(101) Original Price	\$275,000
(24) Geocode Quality	Exact Match	(7) Picture Count	25
(13) Input Date	7/26/2024 11:31 PM	(14) Update Date	7/26/2024 11:31 PM

FEATURES

ZONED C-2 - Gen Comm District	TYPE BUSINESS See Remarks	WALLS Other	CITY SEWER SIZE Unknown (Verify)
WILL SELL Sell in Entire	PARKING Parking Lot	ROOF Built Up	UTILITIES AVAILABLE Electric
DOCUMENTS ON FILE Legal Description	Parking Area	Other	Gas
Inventory List	Paved	HEATING Space Heaters	City Water
LAND STATUS Land Included	Gravel	COOLING Central Electric	City Sewer
ROAD FRONTALS State Highway	IMP W/STR USABLE Yes	MISCELLANEOUS Elec. Hot Water Heater	FLOOD INSURANCE Required
City	W/House	Utility/Sep. Meter	POSSESSION At Closing
	# OF STORIES One	Inside Storage	TITLE Abstract
	CEILING HEIGHT Varied Heights	Display Window	TITLE LOCATION Other
	FLOORS Concrete Slab	Security System	INTERIOR PIX Allowed
	Wood	WATER MAIN SIZE Unknown (Verify)	

ADDENDUM

(123) Addendum Must schedule showing after or before operating hours. Lifetime Franchise fee is transferable and is \$3600. New owner will have to update the front of the building for new signage in order to maintain franchise and attend DQ school in Minneapolis for 2 weeks. (cost is \$4000).

REMARKS

(124) Remarks Here's a chance to own your very own Dairy Queen!! This fully furnished, turnkey business has been a part of the Blackwell community for decades. Along with the DQ business some of the amenities include a house (used for storage), storage building, cellar, RV hook up, 3 phase electric, and security cameras. Right across from the Fairgrounds and Morgan baseball field. Call for more details.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.