#### ALL FIELDS DETAIL



(32) MLS # 39834 (33) Class COMMERCIAL -INDUSTRIAL (35) Type Commercial (36) Area Blackwell (37) Asking Price \$275,000 (38) Address 801 S Main Street (39) Address 2

107 W Ferguson

Ave (40) City Blackwell (41) State OK (42) Zip 74631 (43) Status Active (44) Sale/Rent For Sale

(94) IDX Include

(45) Description (46) Location

(47) Age/Impr (50) Const/Exterior Concrete

Block (51) App SqFt Range Under 2000 (52) Improved w Yes /Structure

(53) Usable w /Existing Zoning (54) Existing

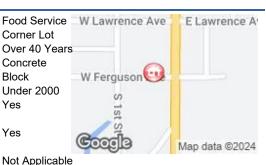
**Finance** 

(55) Loan Not Applicable

(56) Vacant/To Show

Call Listing Agent

Yes











G	ΕI	VI	ΕI	R/	41

(27) VOW Include Yes (29) VOW Comment Yes (48) Year Built 1955 (57) Realtor Donna Reid - Cell: 580-789-1169 (59) Realtor 2

Deana Reid - Cell: 580-789-1399

(61) Code (62) Owner C&P Stuever Holdings, LLC

(65) Expiration Date 1/26/2025 (69) Lot#/Blk 2/204 (71) Single Pty Brkr Comp no (73) Approx. S.F. 660 (75) Tot. Area 1/4 Acre (79) Ceiling Type (84) Tax/Hs 122/No (95) Update Date 7/26/2024

(97) HotSheet Date 7/26/2024 (99) Input Date 7/26/2024 11:31 PM (24) Geocode Quality **Exact Match** 

(13) Input Date 7/26/2024 11:31 PM (28) VOW Address Yes (30) VOW AVM Yes (49) Source of Year Built **RPR** 

(58) Listing Office 1 Coldwell Banker Heritage, REALTORS

- Main: 580-765-8888

(60) Listing Office 2 Coldwell Banker Heritage, REALTORS

- Main: 580-765-8888

(23) Variable Rate Commission No (64) Listing Date 7/26/2024

BKWL-ORIG TOWN BLOCK 204 LOT 2 (67) Legal

(70) Subdivision **ORIGINAL TOWN** 

(72) Single Pty Brkr Show no (74) Price Per SqFt \$416.67 (76) Park Spa 10 (80) Ext. Type concrete (89) Associated Document Count 0

(96) Status Date 7/26/2024 (98) Price Date 7/26/2024 (101) Original Price \$275,000 (7) Picture Count 25

(14) Update Date 7/26/2024 11:31 PM

### **FEATURES**

ZONED C-2 - Gen Comm District **WILL SELL** Sell in Entire **DOCUMENTS ON FILE** Legal Description

Inventory List **LAND STATUS** Land Included ROAD FRONTALS

State Highway City

**TYPE BUSINESS** See Remarks **PARKING** Parking Lot Parking Area Paved Gravel

**IMP W/STR USABLE** Yes W/House **# OF STORIES** One

**CEILING HEIGHT** Varied Heights **FLOORS** Concrete Slab Wood

**WALLS** Other **ROOF** Built Up Other **HEATING** Space Heaters COOLING

Central Electric **MISCELLANEOUS** Elec. Hot Water Heater Utility/Sep. Meter Inside Storage Display Window Security System **WATER MAIN SIZE** 

Unknown (Verify)

**CITY SEWER SIZE** Unknown (Verify) **UTILITIES AVAILABLE** 

Electric Gas City Water City Sewer

**FLOOD INSURANCE** 

Required **POSSESSION** At Closing TITLE Abstract **TITLE LOCATION** 

Other **INTERIOR PIX** Allowed

### **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.