

**ALL FIELDS DETAIL**



**MLS #** 132890  
**Class** COMMERCIAL /INDUSTRIAL  
**Type** Commercial  
**Area** Southwest  
**Listing Price** \$2,650,000  
**Address** 225 S Knoblock Street  
**City** Stillwater  
**State** OK  
**Zip** 74074  
**Status** Active  
**Sale/Rent** For Sale  
**IDX Include** Y

**Business/Real Estate** Real Estate & Building  
**Parking Type** Ground Level  
**Parking Quantity** 11-20  
**Parking Surface** Concrete  
**Levels** 2  
**Buildings # of** 1



**GENERAL**

<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Units # of</b>	1	<b>Realtor</b>	Cory T Williams - Cell: 405-269-0323
<b>Listing Office 1</b>	Look Properties, LLC - Office: 405-533-1767	<b>Listing Realtor 2</b>	Dannah Whelan - Cell: 918-978-3518
<b>Listing Office 2</b>	Look Properties, LLC - Office: 405-533-1767	<b>Prospect Reserved Y/N</b>	No
<b>Listing Date</b>	9/18/2025	<b>Expiration Date</b>	8/26/2026
<b>Owner</b>	225 S Knoblock, LLC	<b>Lot Dimensions (M/L)</b>	60x140
<b>County</b>	Payne	<b>Zoning</b>	Tran Sect 6
<b>School</b>	Will Rogers Elementary	<b>Subdivision</b>	College Add
<b>Building 1 Dimensions</b>	50x139	<b>Lease Rate \$ Bldg 1</b>	16512.00
<b>Approx Year Built (M/L)</b>	1930	<b>Flood Insurance</b>	No
<b>In City 100-Yr Flood Area</b>	No	<b>Directions</b>	From 6th and Main: Drive West to Knoblock, turn North on Knoblock to University, building sits on the Corner of University and Knoblock
<b>Legal Description</b>	College Add Blk 4 N-10' Lot 20 & All Lots 21 -22	<b>Associated Document Count</b>	1
<b>Agent Hit Count</b>	45	<b>Client Hit Count</b>	0
<b>Update Date</b>	9/25/2025	<b>Status Date</b>	9/18/2025
<b>HotSheet Date</b>	9/18/2025	<b>Price Date</b>	9/18/2025
<b>Input Date</b>	9/18/2025 11:21 AM	<b>Original Price</b>	\$2,650,000
<b>Days On Market</b>	7	<b>Geocode Quality</b>	Exact Match
<b>Picture Count</b>	50	<b>Input Date</b>	9/18/2025 11:21 AM
<b>Update Date</b>	9/25/2025 12:50 PM	<b>Video Count</b>	0
<b>Floor Plans Count</b>	0		

**FEATURES**

<b>EXTERIOR</b> Brick Veneer	<b>WATER</b> City	<b>COOLING</b> Central	<b>SHOWING INSTRUCTIONS</b> Call Office
<b>ROOF</b> Other (See Remarks)	<b>SEWER</b> City	<b>INT/EXT FEATURES</b> Elevator	Occupied
<b>STREET SURFACE</b> Paved	<b>HEATING</b> Heat Pump	Building Sprinkler System	<b>REALTOR.COM</b> Yes
<b>ELECTRIC</b> City		Other (See Remarks)	

**FINANCIAL**

**Taxes\$** \$15,934.00      **Tax Year** 2024

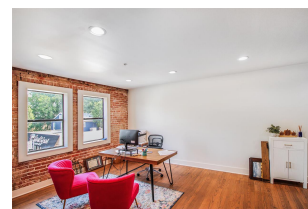
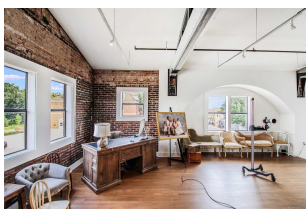
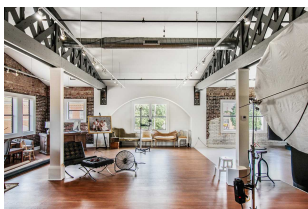
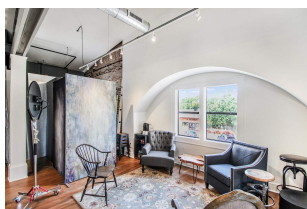
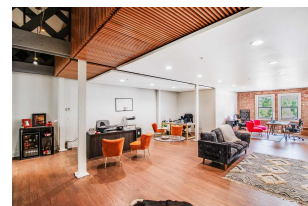
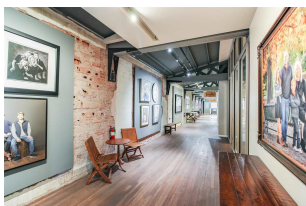
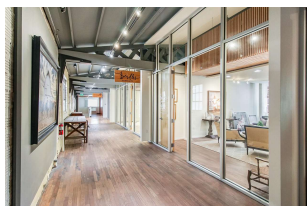
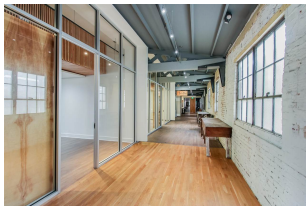
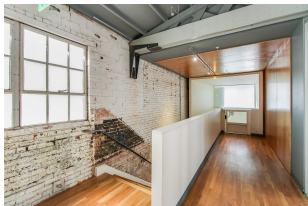
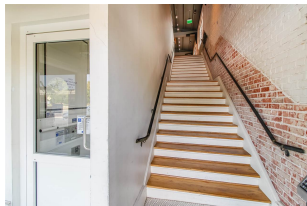
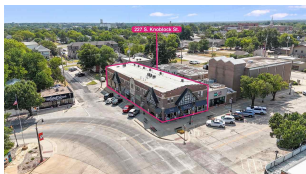
REMARKS

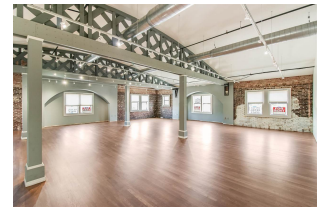
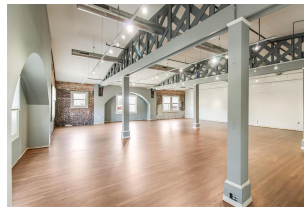
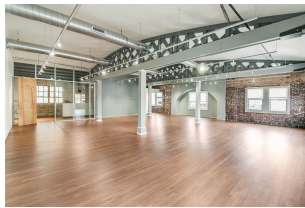
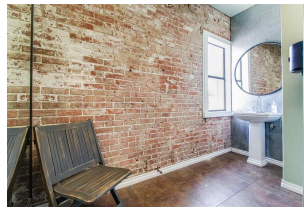
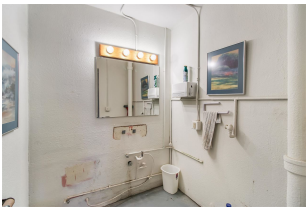
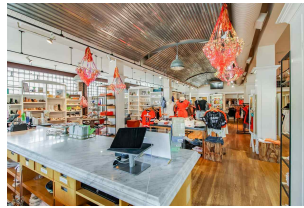
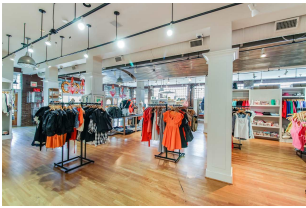
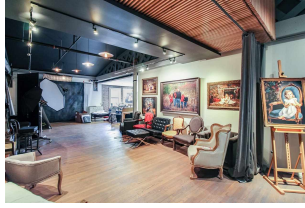
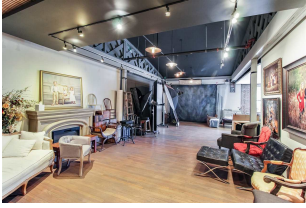
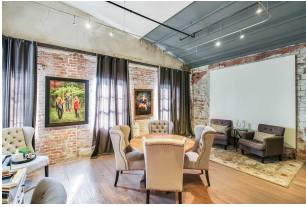
**Remarks** This is a rare chance to acquire the iconic Peck's Lodge building, a fully leased mixed-use property in the heart of Stillwater. Offering 13,900 square feet of usable space, the corner-lot property is anchored by seven established retail and office tenants, with leases in place projecting \$198,144 in annual gross rents for 2026. With a location just steps from the Oklahoma State University campus, the building provides unmatched visibility and accessibility, ensuring long-term stability and tenant appeal. Over the past three years, more than \$500,000 has been invested into capital improvements, preserving the building's historic character while enhancing its functionality for modern use. A new TPO roof was installed in 2023, and upstairs renovations included the refinishing of 7,000 square feet of hardwood flooring along with an HVAC realignment to serve multiple tenants. A portion of the lower level was completely gutted and restored encompassing 3,500 square feet of newly rented space and two additional bathrooms. With its rich history, unbeatable location, and extensive recent upgrades, the Peck's Lodge building is not only a stable income-producing asset but also an exciting opportunity to secure one of Stillwater's most recognizable properties. It offers investors the perfect combination of character, performance, and long-term potential.

REALTOR REMARKS

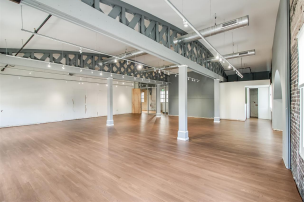
**Realtor Remarks** Call office and ask for Cory or Dannah for showing instructions at 405-533-1767. The "elevator" is technically a lift. The upstairs has a fire sprinkler system, the downstairs does not. See associated docs for rent roll and improvements list.

ADDITIONAL PICTURES





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