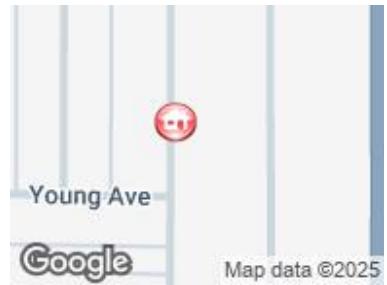


## ALL FIELDS DETAIL



(32) MLS #	40207	(45) Description	Offices
(33) Class	COMMERCIAL -INDUSTRIAL	(46) Location	Free Standing
(35) Type	Commercial	(47) Age/Impr	Over 40 Years
(36) Area	Northwest PC	(50) Const/Exterior	Frame
(37) Asking Price	\$325,000	(51) App SqFt Range	2000-3999
(38) Address	419 Fairview Ave	(52) Improved w	Yes
(40) City	Ponca City	/Structure	
(41) State	OK	(53) Usable w	Yes
(42) Zip	74601	/Existing Zoning	
(43) Status	Active	(54) Existing Finance	None
(44) Sale/Rent	For Sale	(55) Loan	Not Applicable
(94) IDX Include	Y	(56) Vacant/To Show	Appt. Only



## GENERAL

(27) VOW Include	Yes	(28) VOW Address	Yes
(29) VOW Comment	Yes	(30) VOW AVM	Yes
(48) Year Built	1977	(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
(62) Owner	Living Hope Pregnancy Ctr of Ponca City, Inc.	(64) Listing Date	1/31/2025
(65) Expiration Date	12/31/2025	(67) Legal	PC - GARDEN ACRAES S S41' OF LOT 26 & N60' OF LOT 27
(69) Lot#/Blk	26&27	(70) Subdivision	GARDEN ACRES
(72) Single Pty Brkr Show	NO	(73) Approx. S.F.	3706
(74) Price Per SqFt	\$87.70	(76) Park Spa	20
(79) Ceiling Type	Various	(80) Ext. Type	Masonite Siding
(81) Int. Type	Sheetrock	(84) Tax/Hs	TBD
(89) Associated Document Count	1	(95) Update Date	7/31/2025
(96) Status Date	2/1/2025	(97) HotSheet Date	7/31/2025
(98) Price Date	2/1/2025	(99) Input Date	2/1/2025 10:37 AM
(101) Original Price	\$325,000	(24) Geocode Quality	Exact Match
(7) Picture Count	35	(8) Days On Market	193
(13) Input Date	2/1/2025 10:37 AM	(14) Update Date	7/31/2025 6:31 PM

## FEATURES

ZONED	PARKING	ROOF	UTILITIES AVAILABLE
R2M - Med Den Dwel Dist	Parking Lot	Flat	Electric
C-2 - Gen Comm District	Paved	HEATING	Gas
<b>WILL SELL</b>	<b>IMP W/STR USABLE</b>	Central Gas	City Water
Sell in Entire	Yes	Central Electric	City Sewer
<b>DOCUMENTS ON FILE</b>	<b># OF STORIES</b>	<b>COOLING</b>	<b>FLOOD INSURANCE</b>
Property Disclosure	Two	Central Electric	Not Required
Lead Based Paint Discl	<b>CEILING HEIGHT</b>	<b>MISCELLANEOUS</b>	<b>POSSESSION</b>
<b>LAND STATUS</b>	8-10 Feet	Gas Hot Water Heater	At Closing
Land Included	<b>FLOORS</b>	Utility/Master Meter	<b>TITLE</b>
<b>ROAD FRONTALS</b>	Concrete Slab	Inside Storage	Abstract
City	Tile	<b>WATER MAIN SIZE</b>	<b>TITLE LOCATION</b>
<b>TYPE BUSINESS</b>	Carpeting	Unknown (Verify)	Security
See Remarks	<b>WALLS</b>	<b>CITY SEWER SIZE</b>	<b>INTERIOR PIX</b>
	Paneled	Unknown (Verify)	Allowed
	Sheet Rock		

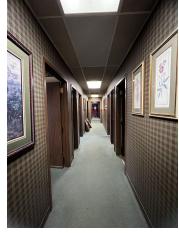
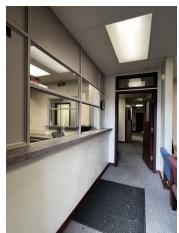
## ADDENDUM

(123) Addendum Lockbox is on front of building storage, but keys are to back main entrance

## REMARKS

(124) Remarks Needing a building for your business? This 2-story building was originally used for a counseling facility and is perfect for any medical business. Downstairs is a reception area and waiting room, 4 exam rooms with sinks, 2 counseling offices, 2 1/2 baths, 2 lab areas with sinks, and kitchenette. The upstairs has reception and waiting area, 4 counseling/offices (2 of the rooms have balconies with sliding glass doors for access, 1 with stairs for private entrance and a large conference room.

## ADDITIONAL PICTURES





## **DISCLAIMER**

This information is deemed reliable, but not guaranteed.