



705 E CHICAGO, YALE, OK 74085

\$220,000 • YALE SCHOOLS • AUTOMOBILE SERVICE

Are you looking for a commercial space located in Yale, OK? High visibility sitting on highway frontage, conveniently located between Stillwater and Tulsa. This property has been a car lot business for years and it allows for around 25 cars on the lot. However, this property has potential for multiple uses for business. There are 2 separate buildings with office space. The building to the East offers 4 offices with a shop in the back. The shop has 2 garage doors, wash stall with drain, and an overhead gas heater. Between the 2 buildings there is a metal fence that surrounds the back of the property. Two large gates that can be locked allow for bigger equipment to get in and 2 smaller gates for access. The building to the West has 2 offices and 2 bathrooms with storage on West end with overhead door and a large storage area in the back with a sliding door. Each of these buildings could have walls removed & renovated to make a larger space.

MLS# 2437885 / 3,760 SQ FT / 2023 TAXES: \$341

Information is deemed reliable but not completely guaranteed. Buyer to verify all information.

CO-LISTED BY:

BOBBIE ALDRIDGE

REALTOR-ASSOCIATE®

(918) 807-1262

baldridge@cctulsa.com

baldridge.ccoklahoma.com

LELAND CHINOWTH

REALTOR®

(918) 808-0390

lchinowth@cctulsa.com

lchinowth.ccoklahoma.com

CHINOWTH & COHEN

3702 S HWY 97 • Sand Springs, OK • (918) 419-2333 • ccoklahoma.com REALTORS®

