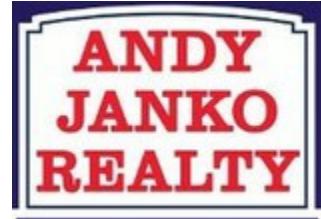


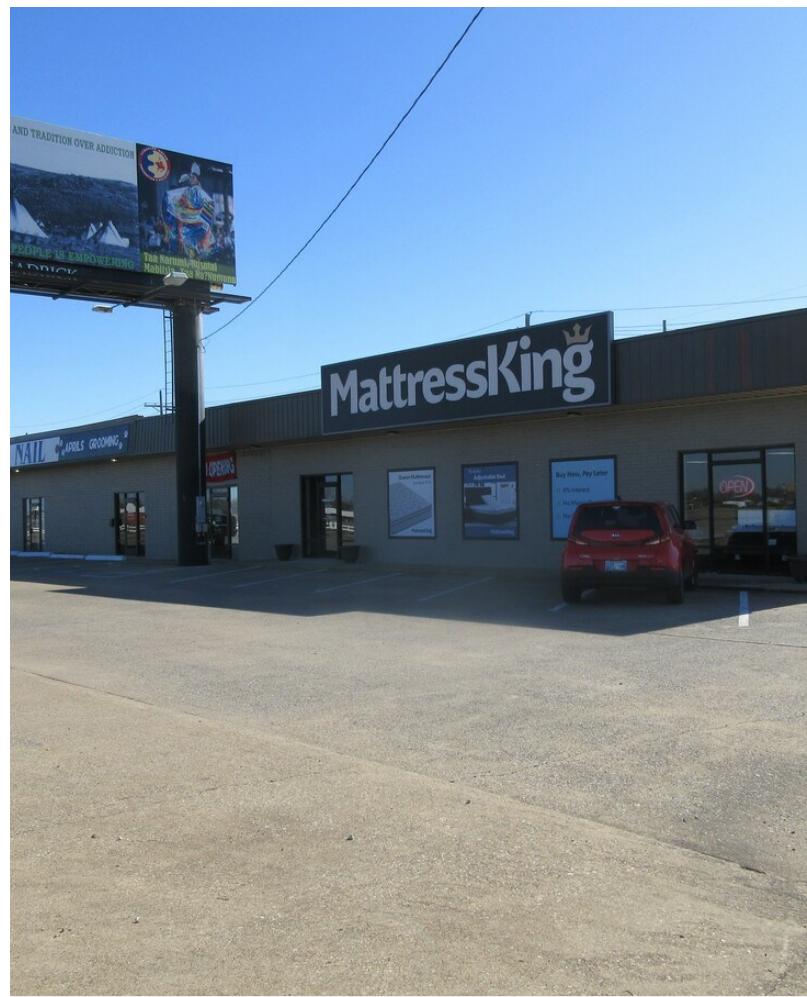


9,000/SF In-Line Retail in Lawton, OK

2126 SW Lee Blvd, Lawton, OK 73501



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9,000/SF In-Line Retail in Lawton, OK

\$495,000

SIGNIFICANT PRICE REDUCTION on this in-line 9,000/SF single story retail storefront building on 0.424 acres located on the busy SE corner of SW Lee Blvd and SW Sheridan Rd in the SE Quadrant of Lawton, OK. Premium location with an approximately 70 foot setback from SW Lee Blvd lends exceptional storefront visibility. Some income is available from two existing tenants one of which occupies 8,000 square feet on a month to month basis lending opportunity to an owner / user purchaser. 2 bathrooms in the beauty supply...

- Located on the busy SE corner of SW Lee Blvd and SW Sheridan Rd
- Premium location with an approximately 70 foot setback from SW Lee Blvd lends exceptional storefront visibility
- Updates include 3 new split system HVAC units in 2020 and a new TPO roof in 2024
- Some income is available from 2 existing tenants one of which occupies 8,000/SF on a month to month basis lending opportunity to an owner/user



Price: \$495,000

Property Type: Retail

Property Subtype: Storefront Retail/Office

Building Class: B

Sale Type: Owner User

Lot Size: 0.42 AC

Gross Building Area: 9,000 SF

No. Stories: 1

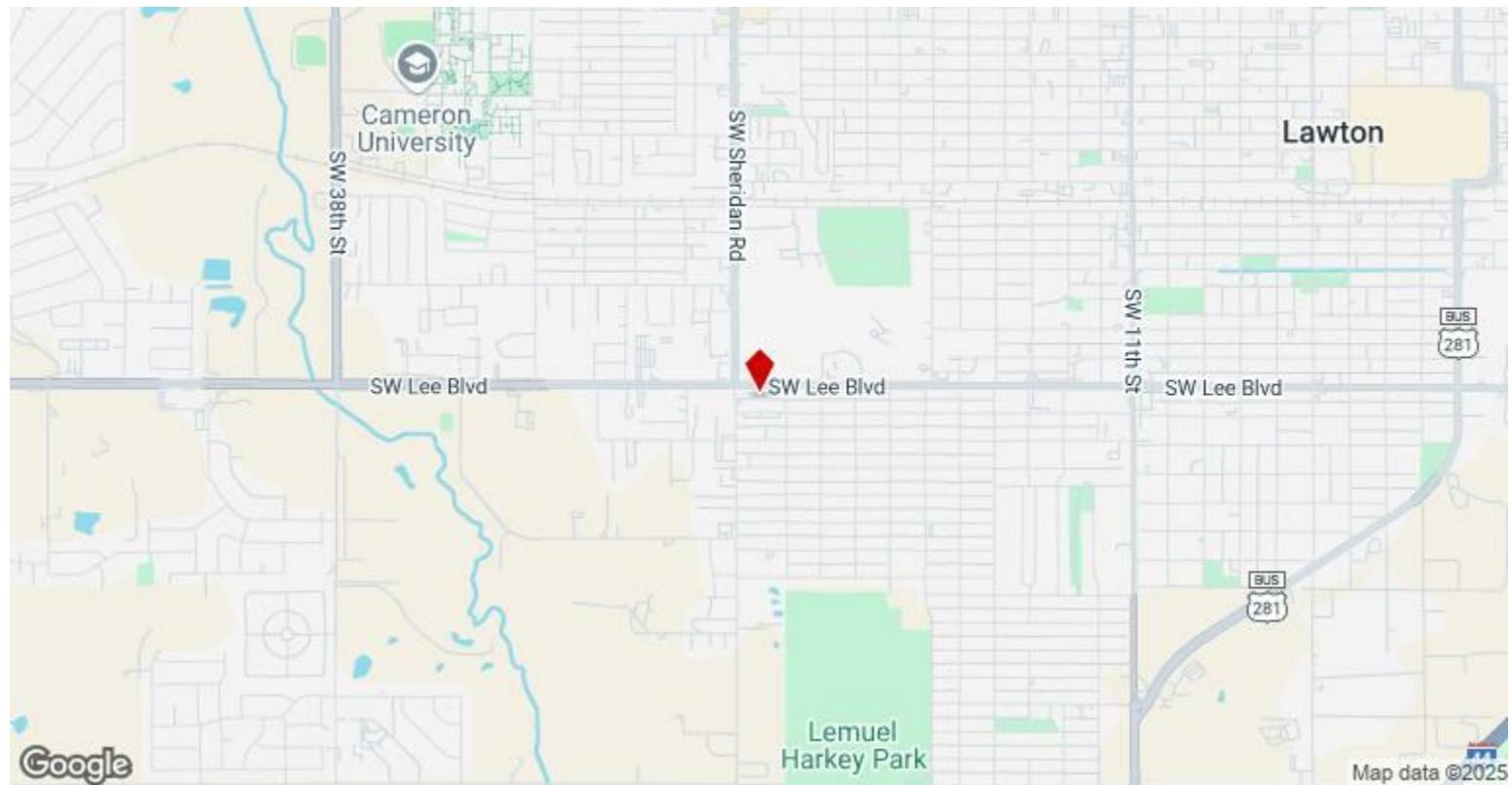
Year Built: 1968

Parking Ratio: 2.33/1,000 SF

Zoning Description: I-1

APN / Parcel ID: 0016275

Walk Score ®: 51 (Somewhat Walkable)



2126 SW Lee Blvd, Lawton, OK 73501

Property Photos

