

**120 N Main St.
Waurika, OK 73573**

**OFFICE BUILDING FOR
SALE**



OFFERING SUMMARY

Sale Price: \$65,000

Lot Size: 0.08 Acres

Year Built: 1920

Building Size: 7795 SF

Zoning: C1

Price / SF: \$11.94

PROPERTY OVERVIEW

Retail/office space for sale in the heart of Waurika. The downstairs space is 2,375 sf. The space also includes the upstairs portion of the building which contains 16 office suites and is 4,820 sf.. The upstairs space is currently unusable, but with a total remodel would make great office spaces or even a potential investment opportunity for Bed & Breakfast rooms. There is also a 600 sf garage located in the back that would be great for storage. This space is located on Main Street with high visibility from the road. Nearby businesses include: Napa Auto Parts, Dollar General, and Daylight Donuts.

PROPERTY HIGHLIGHTS

- High visibility from the road
- Located on Main Street
- Roof replaced in 2017

MELISSA BUSSE

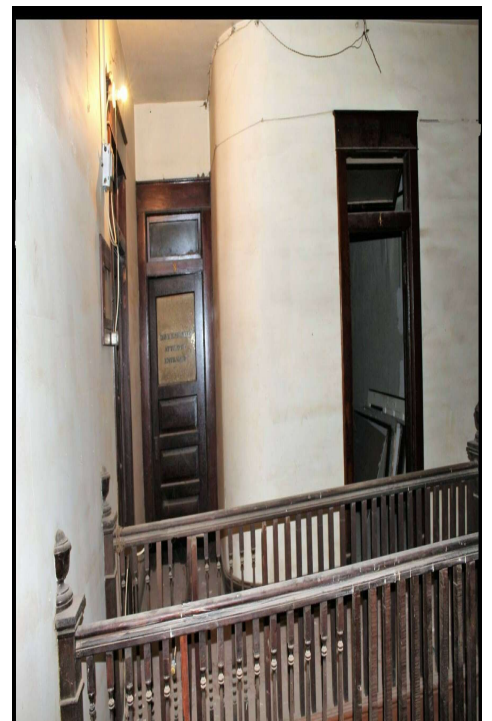
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Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior sale or withdrawal.

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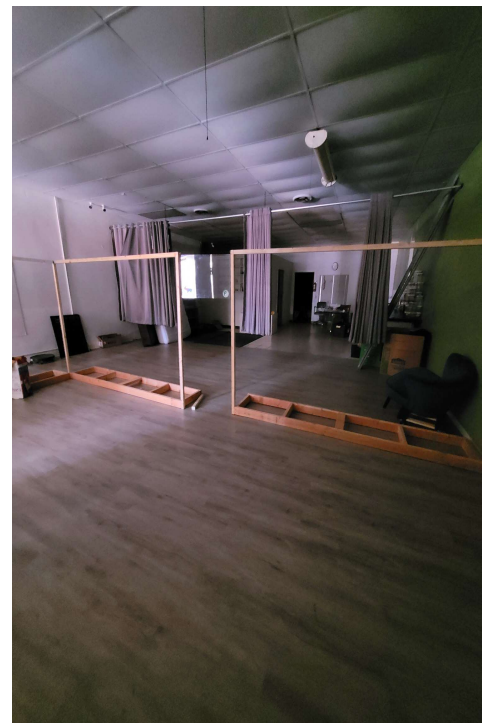


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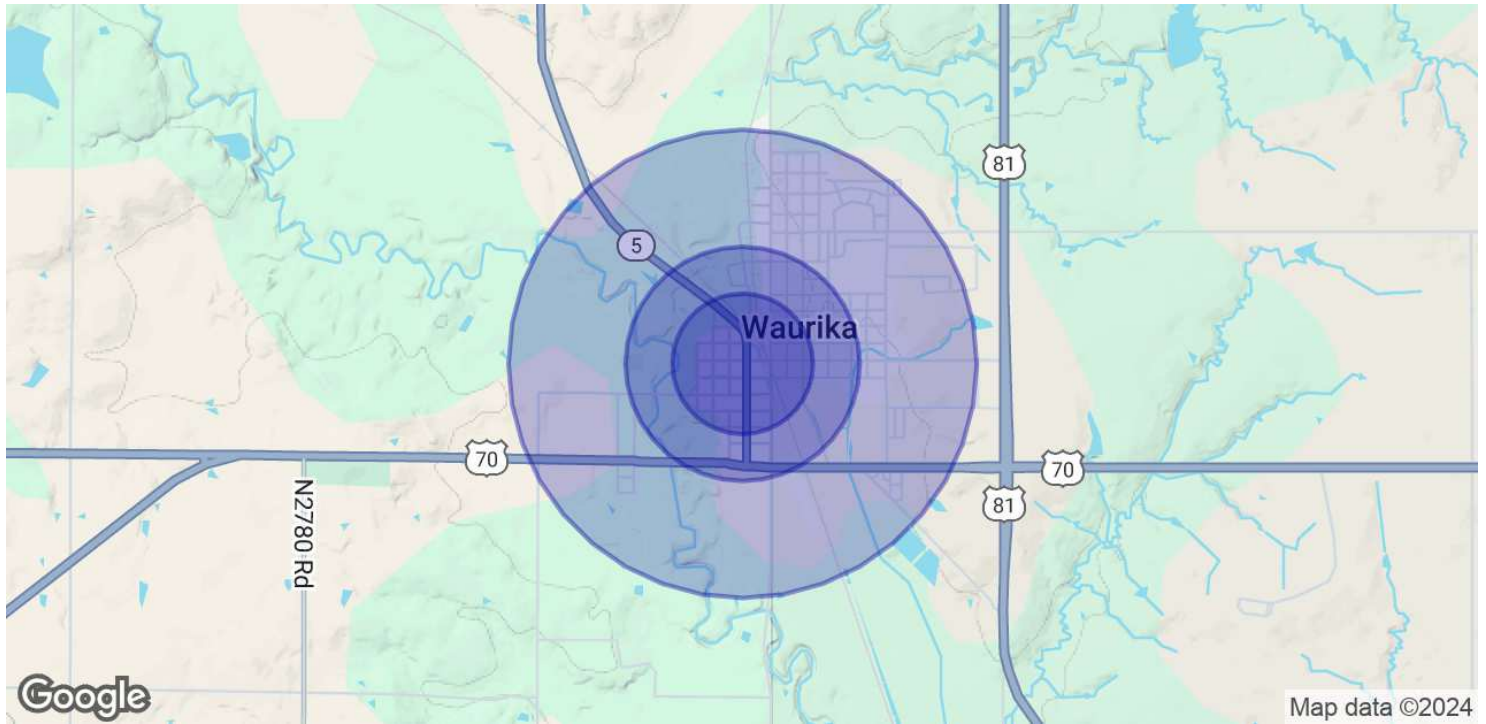


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OFFICE BUILDING FOR SALE



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 151 | 658 | 1,597 |
| Average Age | 44 | 41 | 41 |
| Average Age (Male) | 43 | 40 | 40 |
| Average Age (Female) | 45 | 42 | 42 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 62 | 266 | 630 |
| # of Persons per HH | 2.4 | 2.5 | 2.5 |
| Average HH Income | \$89,027 | \$70,724 | \$69,057 |
| Average House Value | \$135,081 | \$95,256 | \$106,065 |

Demographics data derived from AlphaMap

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