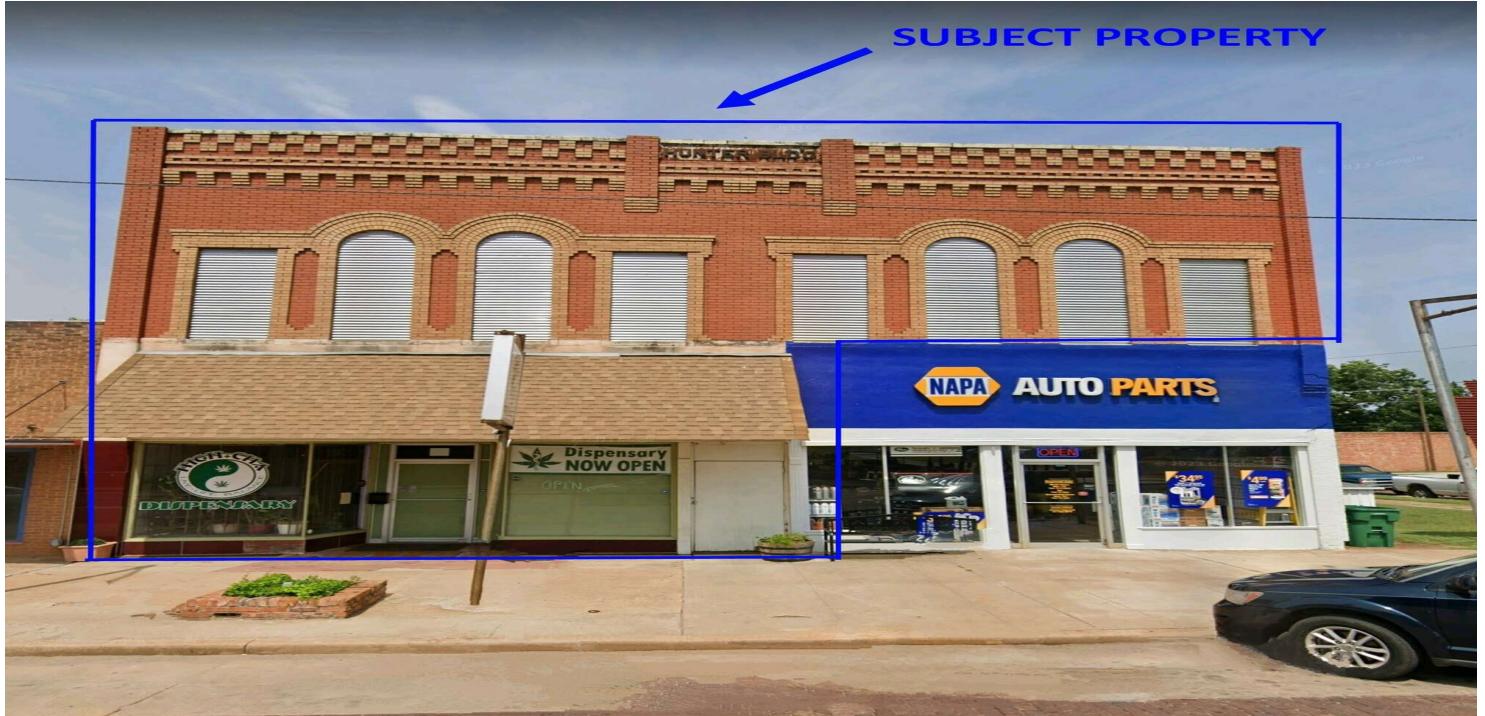


**120 N Main St.  
Waurika, OK 73573**

**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**

580.353.6100

mbusse@insightbrokers.com

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.

622 SW D AVENUE | LAWTON, OK 73501 | 580.353.6100 | INSIGHTBROKERS.COM

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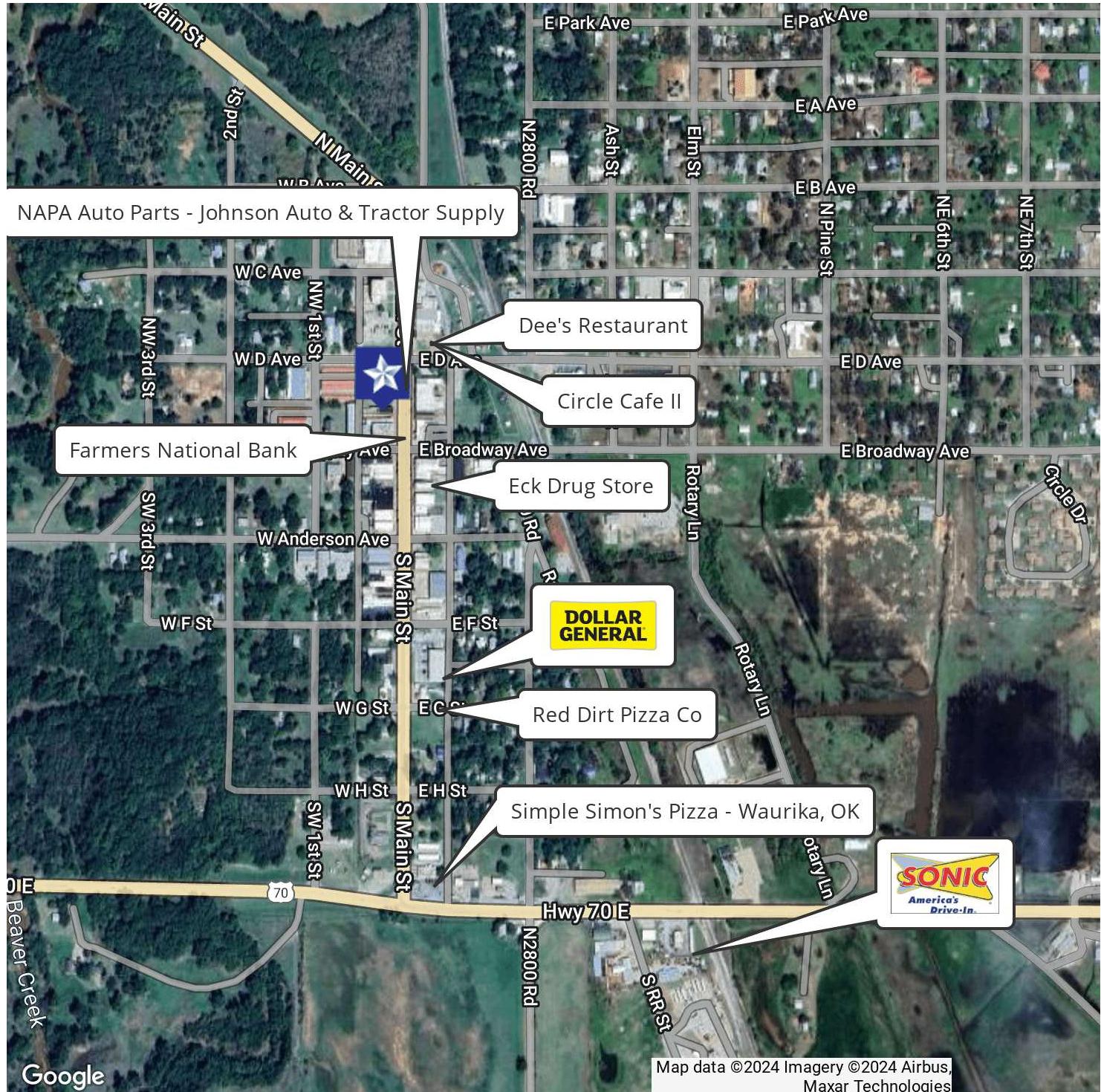
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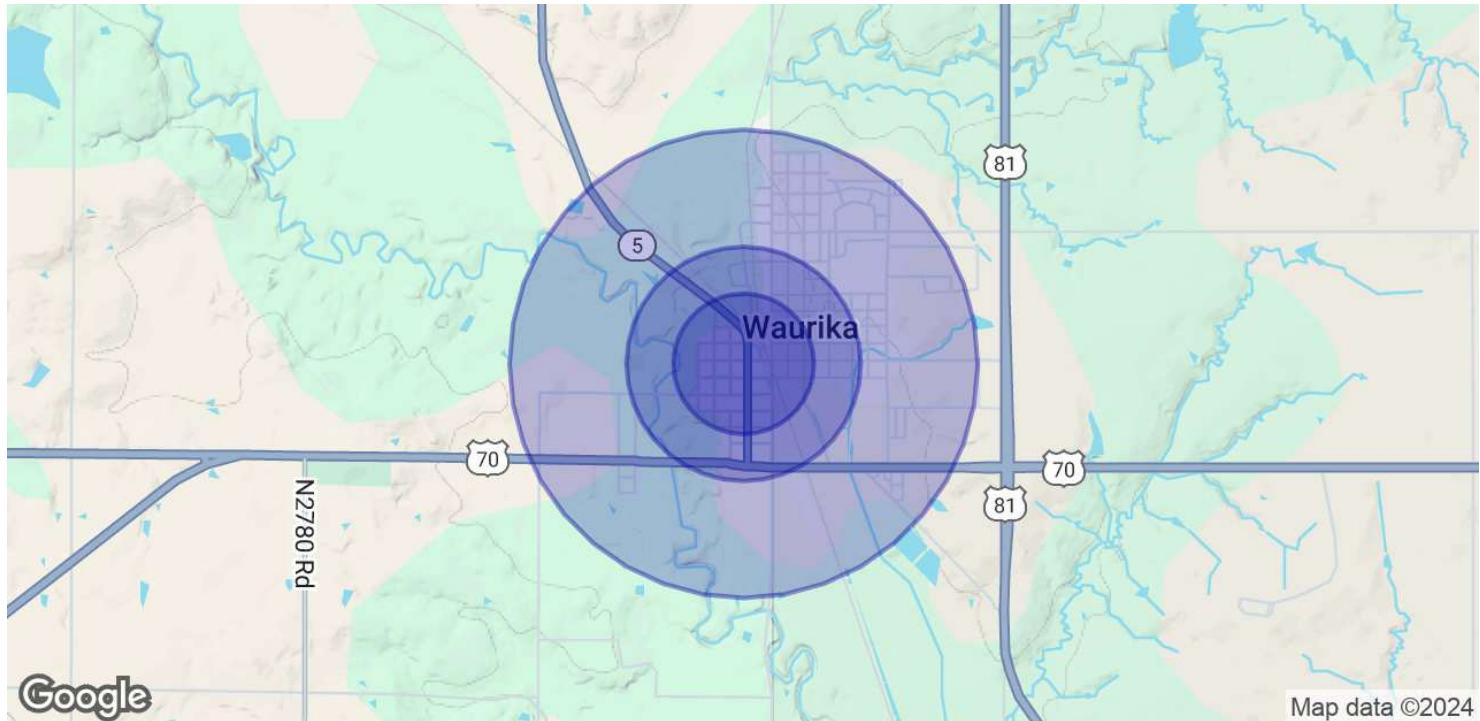
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	151	658	1,597
Average Age	44	41	41
Average Age (Male)	43	40	40
Average Age (Female)	45	42	42

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
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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