



Owl's Nest Plaza

7602 Us-277 Hwy, Elgin, OK 73538



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Owl's Nest Plaza

\$1,150,000

Prime Commercial Investment Opportunity with Frontage Building Site Included – Highway 277 Frontage | Elgin, OK

Property Highlights:

* Cap rate does not reflect approx. 3,700 sq ft and 75 linear ft. of frontage that is prime and ready for expansion.

* High-Visibility Location – Situated directly on Highway 277, the primary thoroughfare through Elgin.

* Rapidly Growing Market – Elgin is experiencing strong commercial and residential development, attracting national and regional tenants.

* ODOT Highway Expansion – Highway 277 is in the final stages of a state-led widening project, which will significantly increase traffic counts, improve visibility, and enhance ingress/egress.

* Excellent Accessibility – Property features two double-lane driveways providing easy access to and from Hwy 277.

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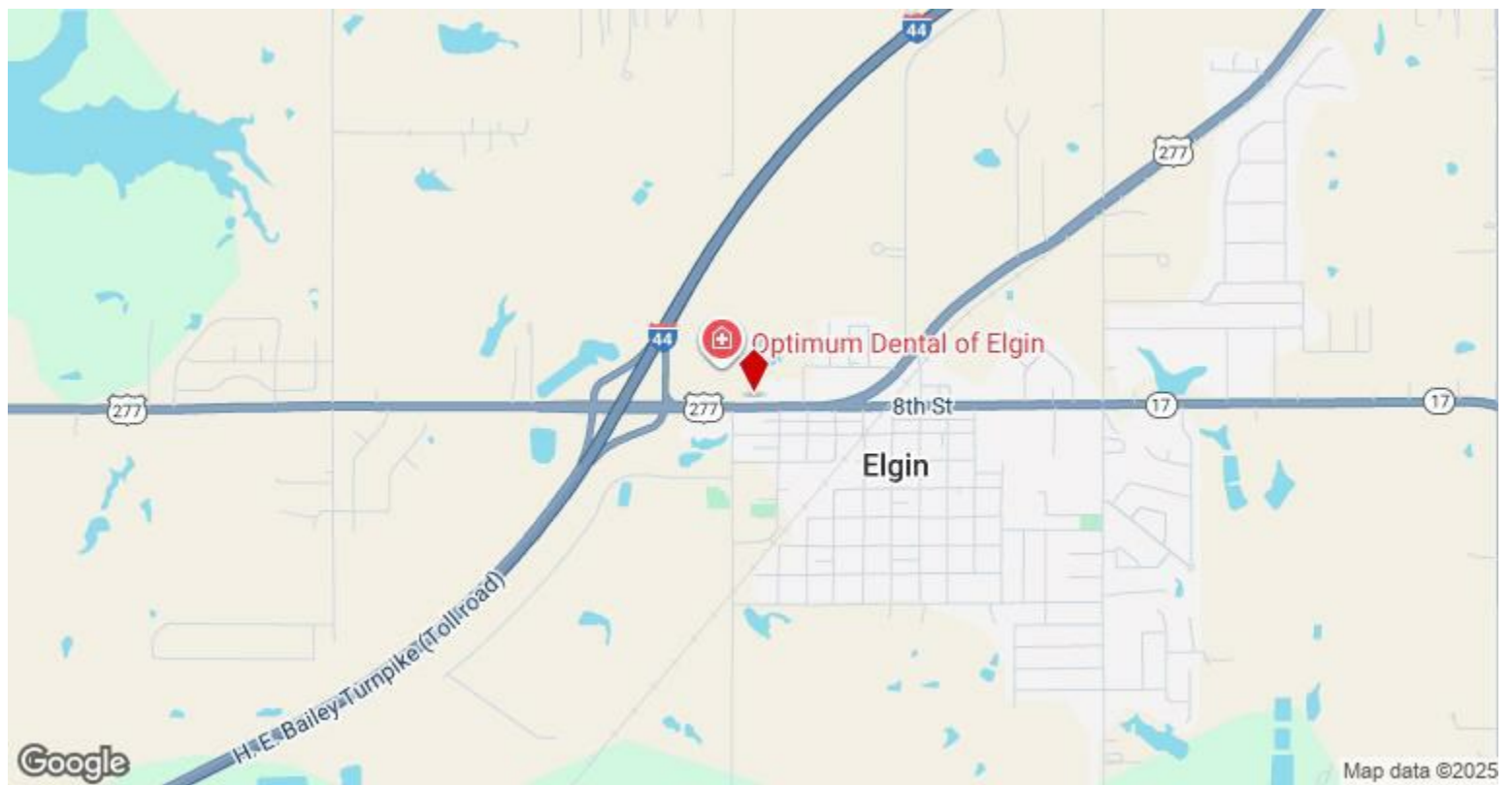
• +The highway (visibility & traffic) +Current stable income (multi-tenant investment) +UPSIDE! (expansion land) +Elgin Location: Fantastic Future



Price:	\$1,150,000
Property Type:	Retail
Property Subtype:	Storefront
Building Class:	B
Sale Type:	Investment
Cap Rate:	7.64%
Lot Size:	0.70 AC
Gross Building Area:	5,200 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	2010
Tenancy:	Multi
Parking Ratio:	7.69/1,000 SF
Clear Ceiling Height:	9 FT
Zoning Description:	Hwy Commercial

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Billy Sims BBQ	2,500	April 2026
China Garden	1,250	February 2027
Ice Shack	200	October 2027
V100	1,250	October 2028



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Property Photos



(1 of 4) 1,250 sq.ft. suites



Current View to the East

Property Photos

