

Commercial Real Estate

AUCTION

Wednesday, Dec. 4th • 10 a.m.

1020 10th St. Woodward, OK

Legal Desc.: W/2 Lot 7 Blk 54 original Woodward, OK



Built in 1920, this 2 story brick building located at 10th & Main St. is only 2 blocks off the busy Oklahoma Ave & Hwy 412. The building for many years has housed Figley & Salz Insurance and Real Estate Company. The 924 Main St. address has, and continues to be, the home of a law office. The ground level and upstairs both show to be approx. 3,750 sq. ft. The Figley-Salz offices have 4 individual offices and 2 bathrooms, 2 separate general office and lobby areas, as well as storage rooms.

Access is from 10th St. and from the north side of the building. The 924 Main location on the south side has a lobby and 2 offices and a conference room and bathroom. Central H/A units heat and cool both addresses. The building received a duralast roof in 2012. The upstairs has entrances from Main St. and 10th St. In years past, this area was home to law offices, land men, and apartments. This upstairs will need updated yet offers a world of potential with a common hall way to another longtime Woodward business.

Come see this building at open house on Wednesday, Nov 20th from 3-5 pm or for a private showing call Ira at 580-334-6001.

Why Invest HERE in Woodward OK?

- ✓ Historical Location & GREAT Curb Appeal
- ✓ Active Main Street and Downtown Woodward
- ✓ Trade Hub to NW Okla., Texas Panhandle & Kansas
- ✓ Active Chamber of Commerce
- ✓ Progressive Community
- ✓ LOADS of Opportunity!

Sellers: The Heirs of Don Matheson



Auction & Realty, Inc.

580-254-3975

Auctioneer - Ira Y. Smith, ATS, R.E. Broker

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REAL ESTATE Terms: 10% of purchase price escrowed sale day with the balance due upon proof of marketable title. Seller will provide a current abstract and a warranty deed. Taxes prorated to the day of closing. Possession upon closing. Property selling in its present condition with no warranties expressed or implied. All information given comes from resources we believe to be reliable but in no way is guaranteed. Announcements made sale day supercede all prior advertising. Buyers should arrange financing and satisfy themselves with size, location, boundaries, etc. prior to sale day. Sellers are reserving all oil, gas, and other mineral rights.

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