

FOR SALE




SELLER FINANCING AVAILABLE

RETAIL

409 S Hwy 81 Duncan, OK 73533



	LISTING PRICE	\$ 275,000
	PROPERTY TYPE:	Retail
	YEAR BUILT:	1980
	LOT SIZE:	1 acre
	IMPROVED SIZE:	2,000 sqft
	ZONING:	C-4 - Heavy Commercial

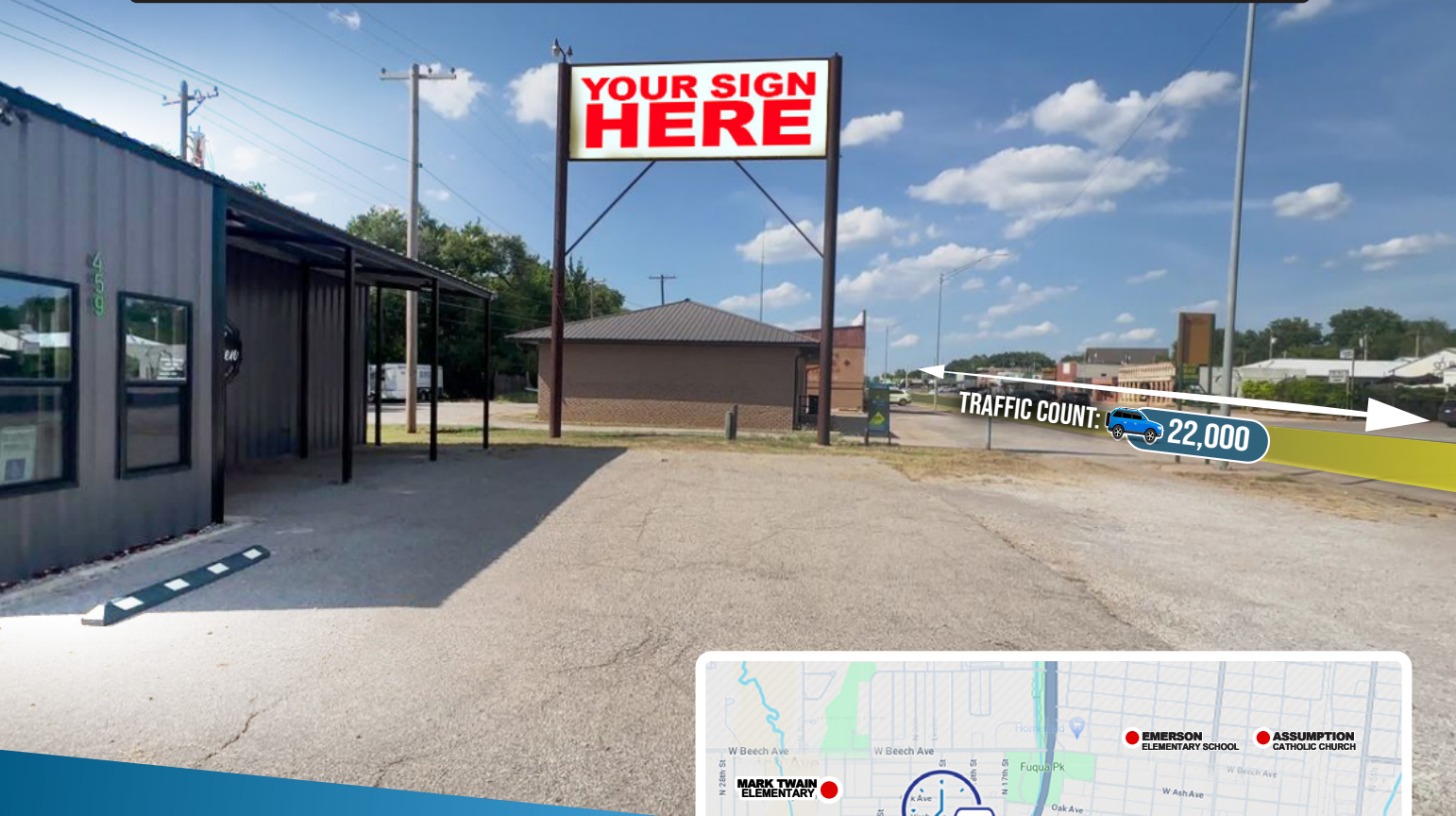
 **(405) 296-2015**

getcre.info/DuncanRetail





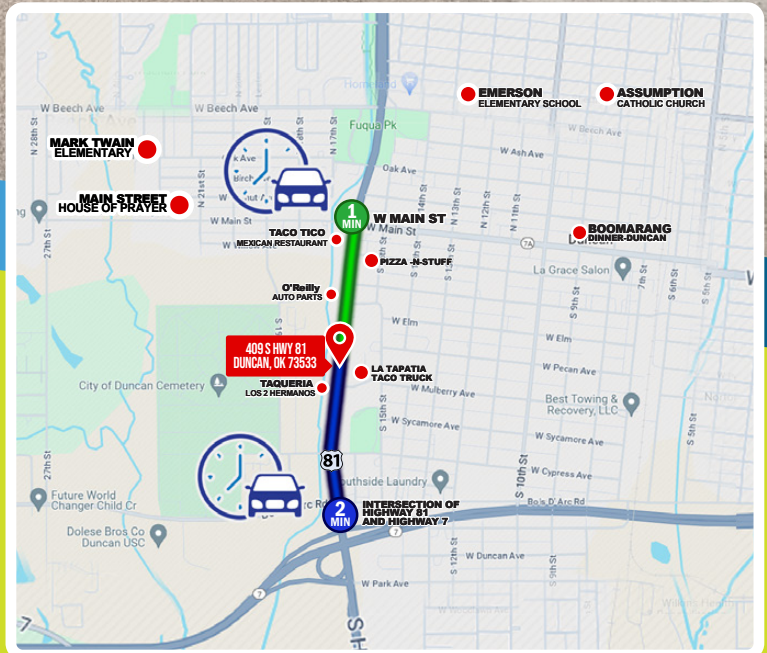
BOIS
COMMERCIAL
REAL ESTATE



TRAFFIC COUNT: 22,000

INVESTMENT OVERVIEW

- Just south of O'Reilly Auto Parts, north of the intersection of Highway 81 and Highway 7.
- Excellent visibility with signage options and a high traffic count of 22,000 on S Highway 81.
- Massive, oversized sign, the biggest in town, visible from miles away—perfect for businesses seeking high visibility.
- Fresh paint, new flooring, modern light fixtures, and a drop ceiling.
- Perfect location for retail and restaurant type of businesses.



1 MIN from W Main St | 2 MIN from Intersection of HWY 81 and HWY 7



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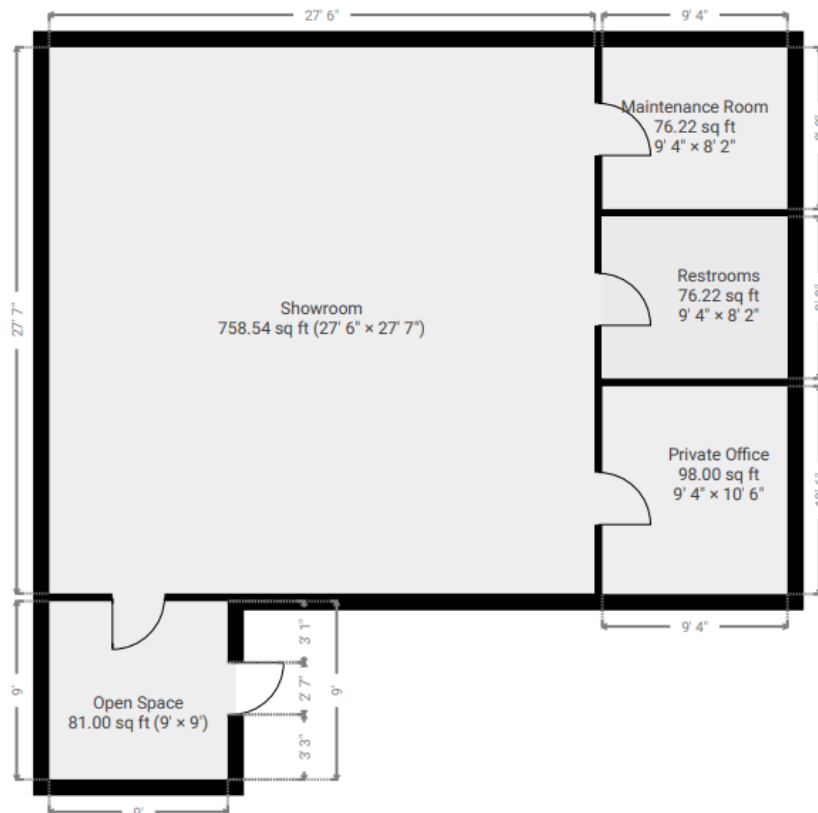
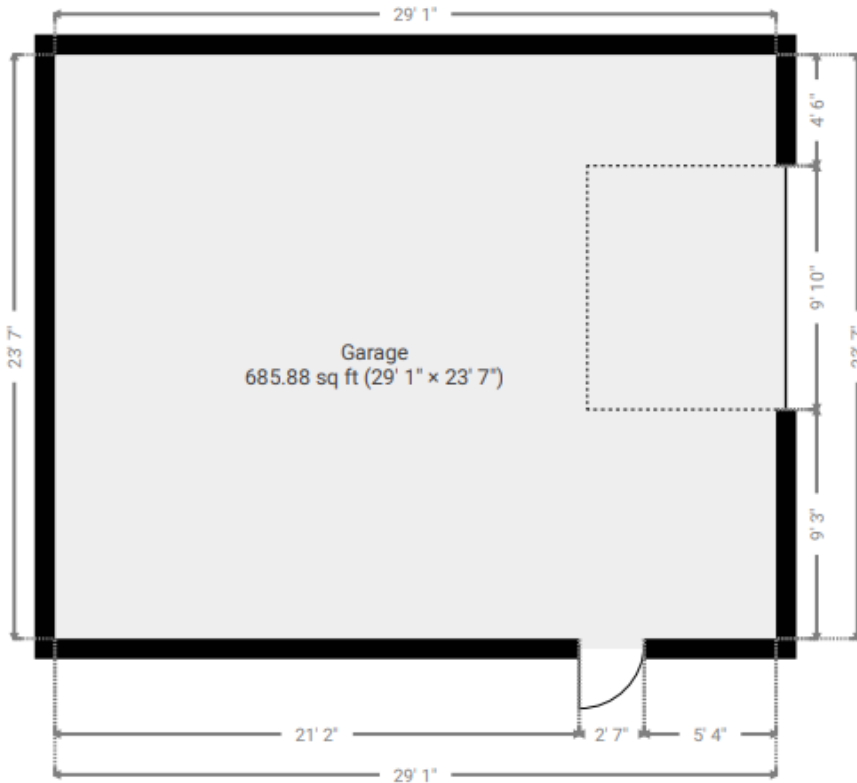
SCAN THIS TO VIEW THE PROPERTY WALKTHROUGH VIDEO



FLOOR PLAN

459 us-81, 73533 Duncan, Oklahoma, Usa

TOTAL AREA: 2010.80 sq ft • LIVING AREA: 1235.84 sq ft • FLOORS: 1 • ROOMS: 6



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