







FOR LEASE




RESTAURANT/ DRIVE-THRU

112 W Noble Ave, Guthrie, OK 73044



 LEASE PRICE	\$ 6,500 NNN
 PROPERTY TYPE:	Retail / Restaurant
 YEAR BUILT:	1982
 LOT SIZE:	0.62 Acres
 IMPROVED SIZE:	2,700 sqft
 ZONING:	Commercial

 (405) 296-2015

getcre.info/GuthrieRetailResto



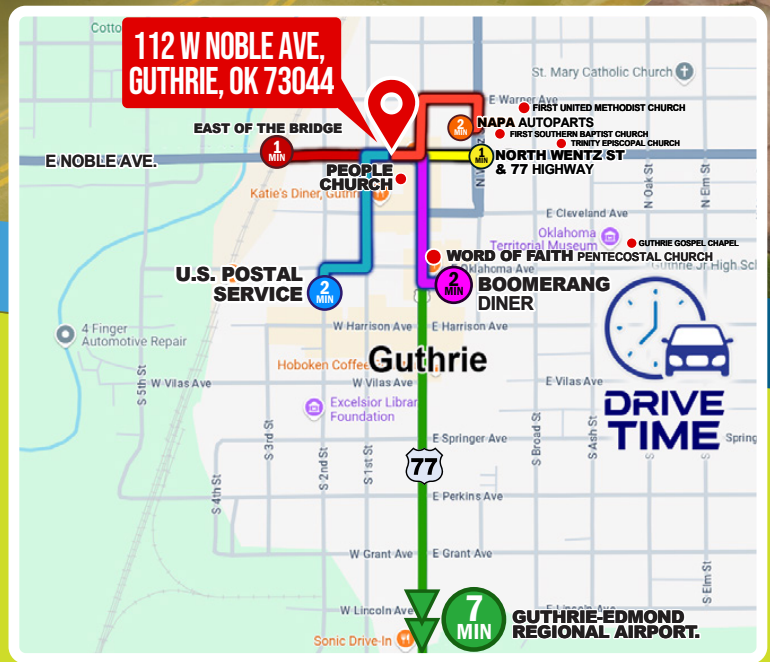


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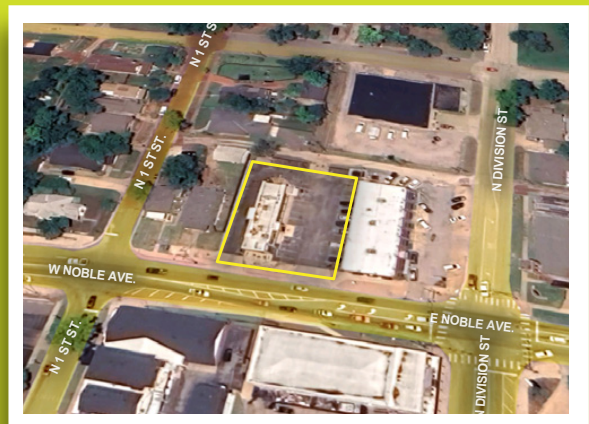
TRAFFIC COUNT: 13,843



OVERVIEW

- **High Traffic Visibility:** Situated along West Noble Avenue (Oklahoma 33 Highway) with a daily traffic count of 13,843 vehicles.
- **Proximity to Key Roads:** Close to North Wentz Street (Oklahoma 77 Highway) and just east of the bridge on West Noble Avenue.
- **Community-Centric:** Located within 0.3 miles of six churches, fostering a strong community atmosphere.
- **Nearby Businesses:** Surrounded by thriving businesses, including NAPA Auto Parts, Boomerang Diner (2 blocks away), and just one block from the U.S. Postal Service.
- **Convenient Access:** Only 7 minutes from Guthrie-Edmond Regional Airport, offering ease for travelers and business opportunities.

1 MIN from East of The bridge | 2 MIN from NAPA autoparts
 1 MIN from North Wentz St and 77 Highway | 2 MIN from Boomerang Diner
 2 MIN from U.S. Postal Service | 7 MIN from Guthrie-Edmond Regional Airport.



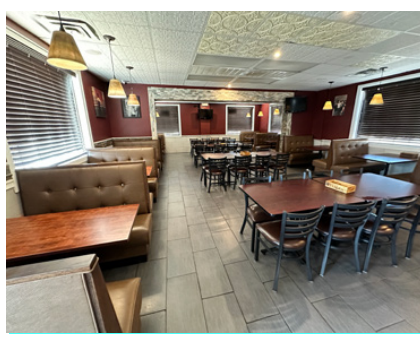


CURRENT USE: ITALIAN RESTAURANT WITH DRIVE-THROUGH

- **Newly Installed Roof:** Includes a 10-year warranty
- **Signage:** Equipped with a prominent pylon sign and excellent signage visibility
- **Kitchen Equipment:** Includes one walk-in freezer, one walk-in refrigerator, and a stainless steel vent hood. Additional commercial kitchen appliances are available for rent or purchase.
- **Drive-Through:** The property features a drive-through window, making it ideal for fast food or quick service restaurants.
- **Interior & Exterior:** Recently updated inside and out, ready for immediate occupancy.



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FLOOR PLAN

TOTAL AREA: 2295.38 sq ft • LIVING AREA: 2295.38 sq ft • ROOMS: 10



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