




FOR SALE




C-2 Highway Commercial

Truck Service Center

3551 S Mississippi Ave, Atoka, OK 74525

| | |
|--|-----------------------------|
|  LISTING PRICE | \$ Negotiable |
|  PROPERTY TYPE: | Industrial - Service/Repair |
|  YEAR BUILT: | 2016 |
|  LOT SIZE: | 3 acres |
|  IMPROVED SIZE: | 13,500 sqft |
|  ZONING: | C-2 Highway Commercial |

 (405) 296-2015

boiscre.com/properties

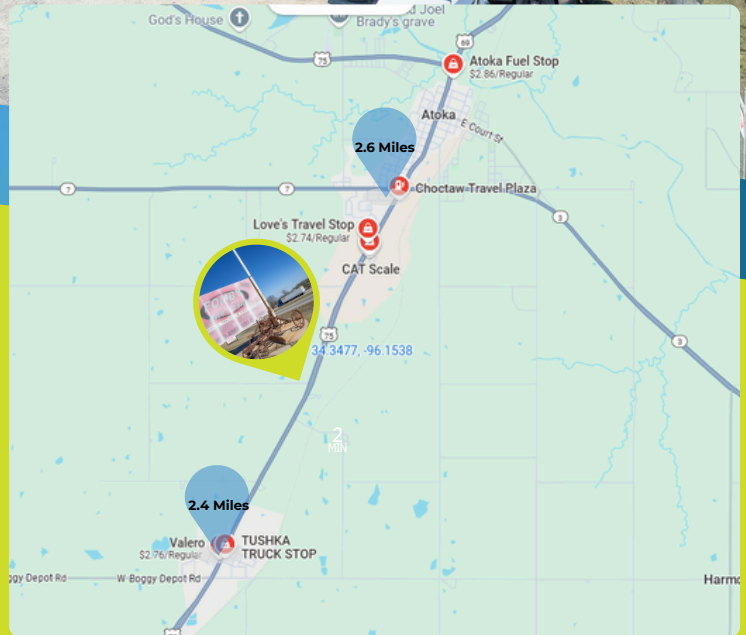


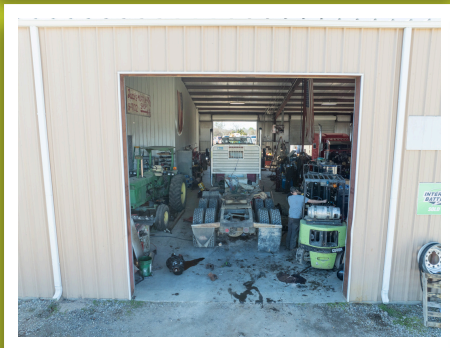




Property OVERVIEW

- 📍 Strategic Highway 75 Frontage
- 🚛 High-Traffic Truck Corridor
- 🏗️ Rapid Area Development
- 📈 Ideal for Truck & Transportation
- 🏠 Flexible Development Potential
- 📣 Prominent Exposure
- 🔑 Investment Opportunity





Features

Condition: Used daily as a working truck shop; shows typical wear consistent with heavy use but structurally sound. Owner acknowledges it hasn't been meticulously maintained cosmetically due to operational use but functional and actively used daily for truck servicing and repairs.

Shop Area:

- Dimensions: Approx. 100' x 80' enclosed main shop (8,000 sq ft).
- Additional 25' x 40' walled-off section (1,000 sq ft), previously used as a paint room.

Office and Living Quarters:

- Upstairs (Approx. 2,000 sq ft total):
 - Bedroom area: roughly 660 sq ft, includes closet.
 - Office area (L-shaped) with two closets.
 - Bathroom upstairs with shower.

Downstairs:

- Full bathroom with shower.
- Office/storage space.
- Kitchenette area.

Additional Attached Building:

- 48' x 30' (1,440 sq ft) added primarily for motorhome/classic car storage originally.

Overhead Doors:

- Majority are 14' x 14' overhead doors.
- Storage area has one smaller door (10' x 12').
- Additional doors (north add-on area): two doors sized 12' x 14'.

Construction Details:

- Pre-engineered metal structure originally relocated and rebuilt in 2014.
- New wiring, insulation (R-12 insulation), and sheet metal exterior at rebuild.
- Manual overhead doors throughout.

Equipment & Infrastructure:

- Electrical:
 - Three-phase electrical power (120/208V).
- Equipment Included:
 - Clean Burn waste-oil heater (~\$20,000 value, approx. 10 years old).
 - Hotsey heater system.
 - 150-gallon three-phase air compressor.
- Lift:
 - 15,000 lbs capacity; height at least 12 feet.
 - Negotiable inclusion; owner prefers to keep it.
- Lighting: LED throughout.