

**10944 NE Trail Rd, Elgin, OK 73538**

**PRICE REDUCED!!! \$425,000.00**

**GUN SHOP PROPERTY FOR SALE**



**SALE PRICE**

**\$425,000.00**

**PROPERTY OVERVIEW**

Gun shop, firing range, and storage for sale on NE Trail Rd, Elgin, OK. This ±2,400sf (40x60) gun shop was built in 2012 and is divided into a showroom area with the other half consisting of private offices, gunsmith room, kitchen, half bathroom with shower, and storage. This shop offers one 10' overhead door, security and camera system, HVAC, and spray foam insulation. Showroom inventory can be purchase separately and is a class three dealer. The firing range is ±3,200sf (40x80) built in 2015 offering a reception/waiting area with bullet resistant glass that could also work as a training room with an 8' overhead manual door and heat & air wall unit. The range has nine bays with seven overhead target retrieval systems, Armorcore bullet resistant panels, 10" thick concrete walls, steel plating surfaces, and a rubber mulch base. This property also has twenty 10x15 mini storage row fully rented for \$50 a unit with plenty of room for additional outdoor boat and RV storage for \$40/Mo. Driveway is an asphalt drive with a gravel lot, fully fenced with a front gate and road signage. Financial information available upon request with a signed non-disclosure agreement.

**OFFERING SUMMARY**

Lot Size: ±2.27 Acres

Year Built: 2012

Building Size: ±2,400 SF

Zoning: AG

**SHANNON WELLS**

580.353.6100

shannonwells@insightbrokers.com

Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior sale or withdrawal.



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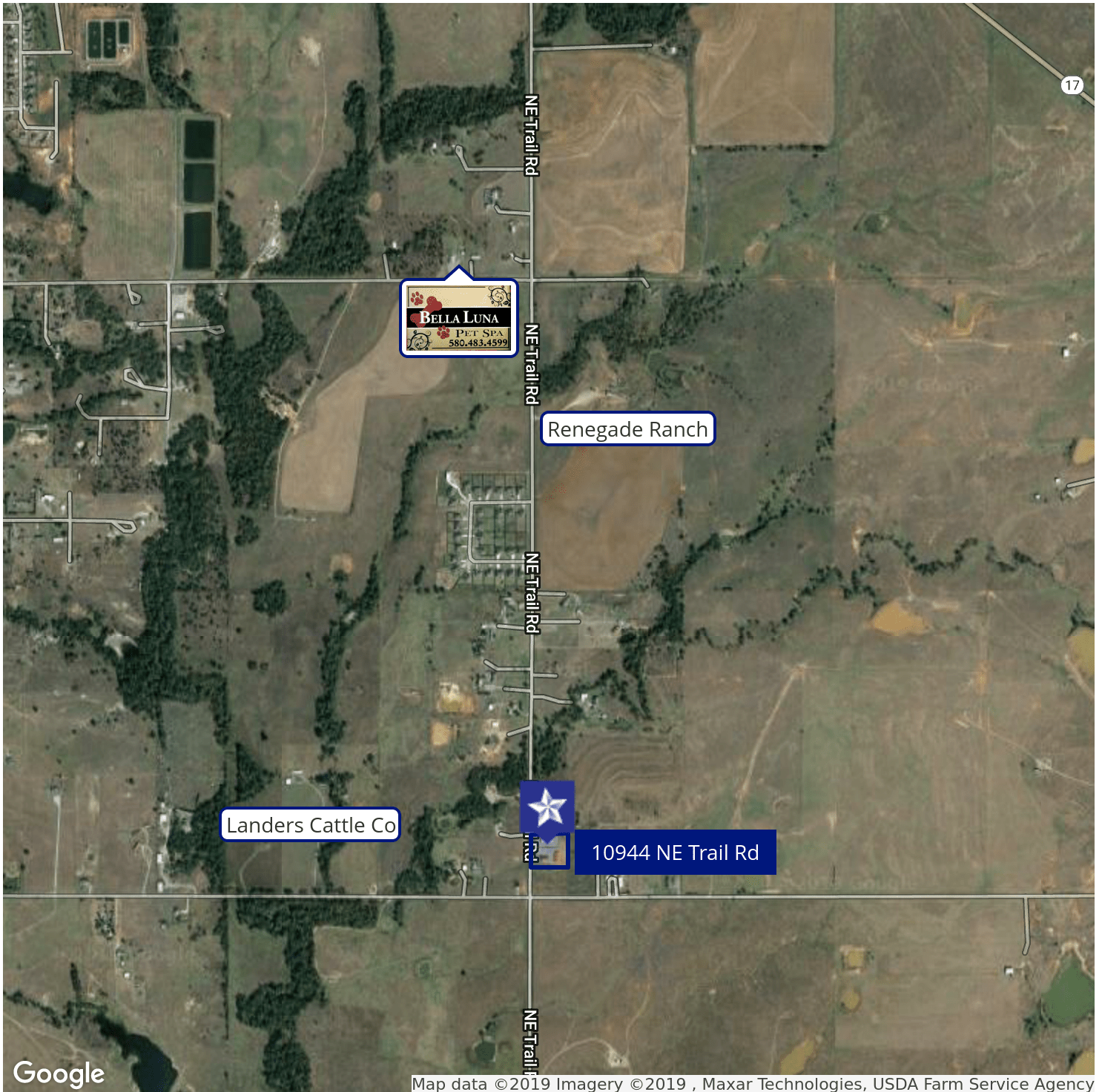


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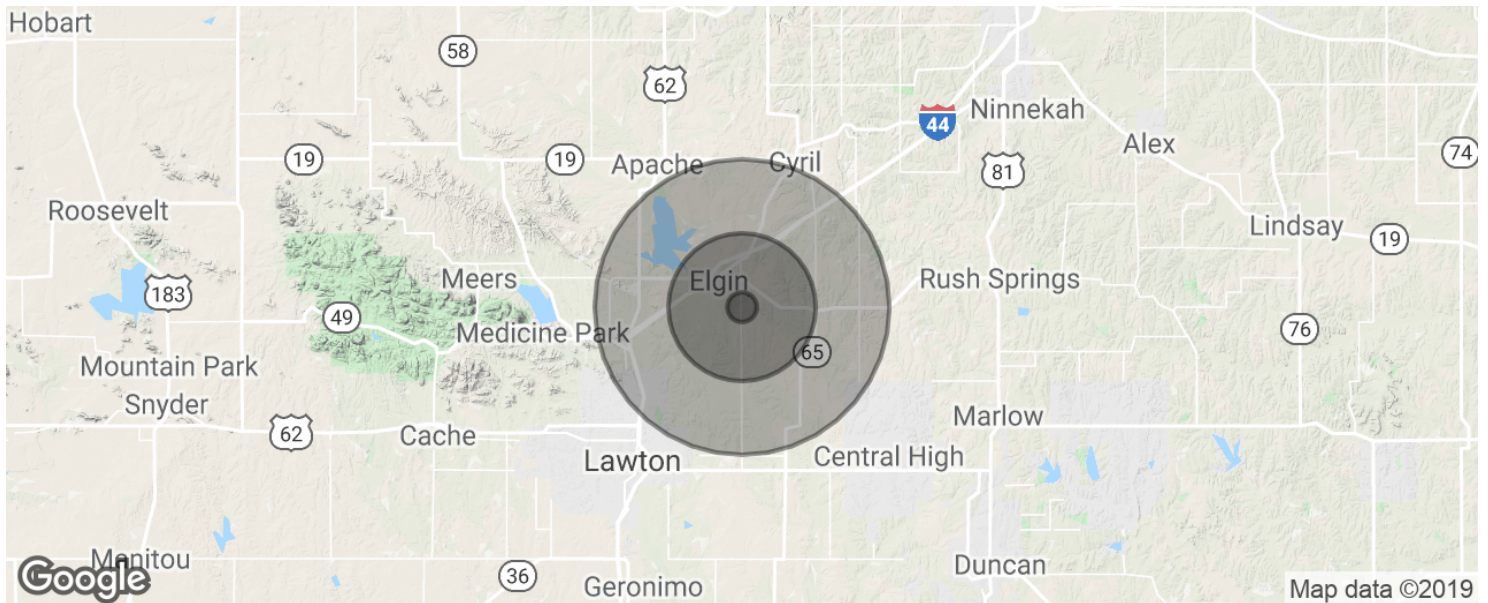
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	147	4,723	18,100
Median age	37.7	30.8	32.0
Median age (Male)	34.2	28.8	30.8
Median age (Female)	39.8	31.5	32.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	56	1,087	4,547
# of persons per HH	2.6	4.3	4.0
Average HH income	\$56,532	\$55,329	\$61,037
Average house value	\$127,146	\$125,333	\$124,803

\* Demographic data derived from 2010 US Census

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