

**128 W Colorado Ave, Walters, OK 73572**

**\$60,000.00**

**OFFICE BUILDING FOR SALE**



**SALE PRICE**

**\$60,000**

**OFFERING SUMMARY**

Lot Size: ±4,500 SF

Year Built: 2007

Building Size: ±900 SF

Zoning: Commercial

Submarket: Walters Addn

Price / SF: \$66.67

**PROPERTY OVERVIEW**

Nice office/retail building for sale located two blocks west of Hwy 5 in downtown Walters, OK. This ±900sf building is an excellent business opportunity with on-street parking and wheelchair ramp in front. Formerly a medical office, this building is in great condition with one restroom, kitchen area, two office/private rooms, washer and dryer hookups, nice roof, and central heating and air. Surrounding businesses include the United States Post Office, Cotton Electric Cooperation, and Walter's Bank & Trust Co.

**PROPERTY HIGHLIGHTS**

- ±900sf building with on-street parking and wheelchair ramp in front
- One restroom, kitchen area, two office/private rooms, washer and dryer hookups, nice roof, and central heating and air

**JASON WELLS**

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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.



Insight Commercial Real Estate Brokerage, LLC

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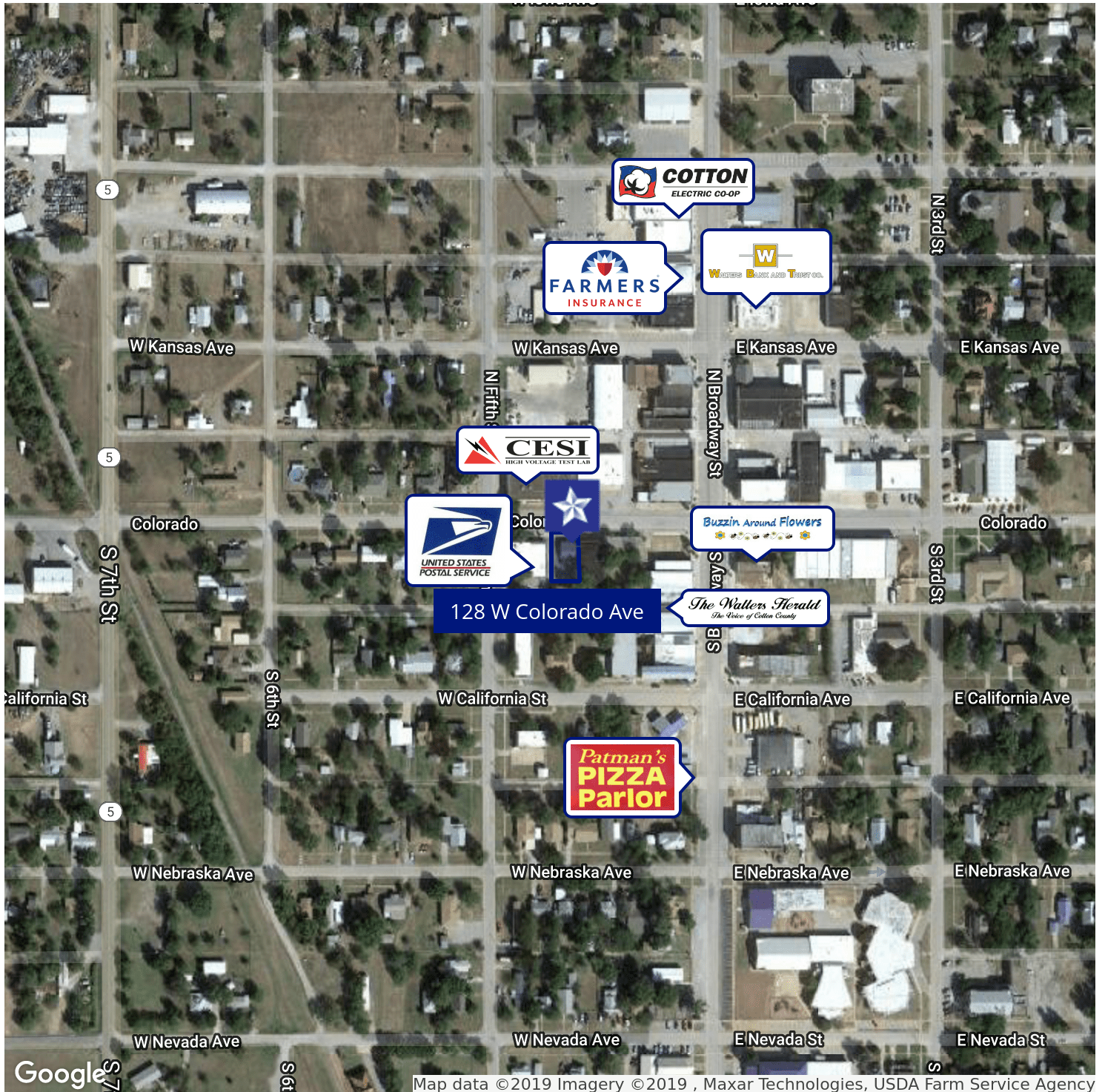


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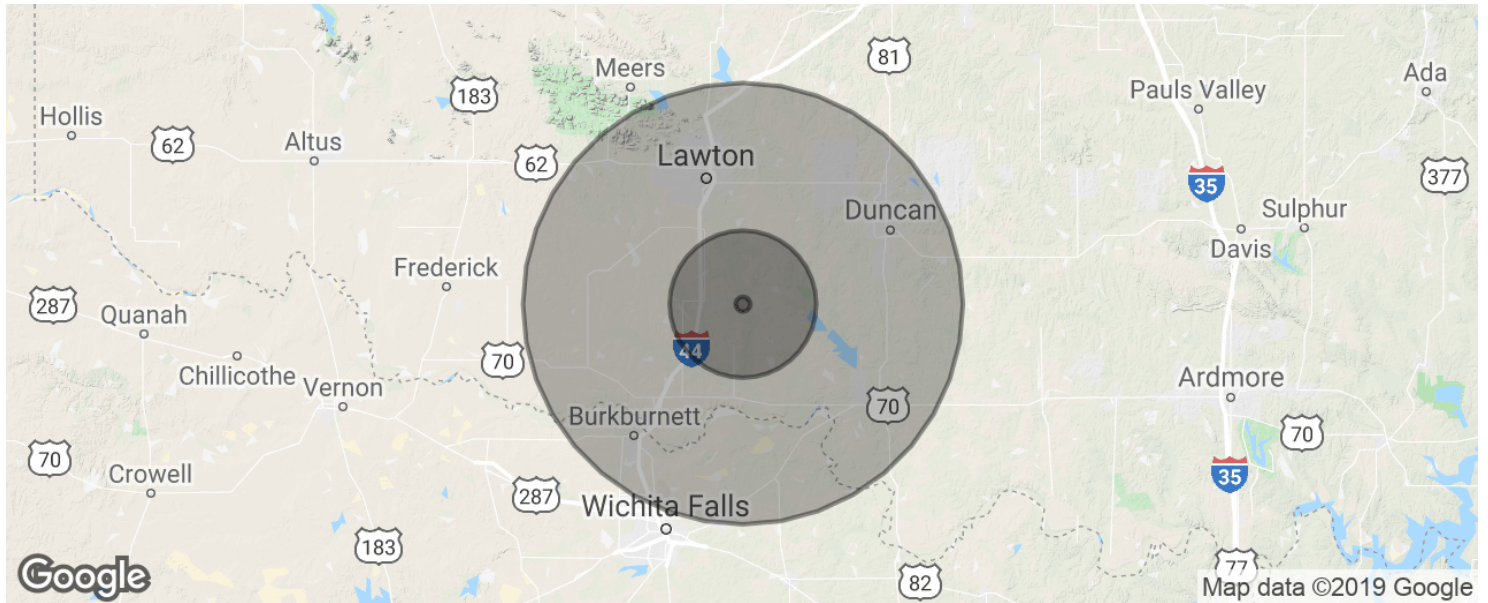
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**POPULATION**

	<b>1 MILE</b>	<b>10 MILES</b>	<b>30 MILES</b>
Total population	37	3,829	216,664
Median age	36.7	38.3	35.1
Median age (Male)	35.6	37.4	34.4
Median age (Female)	38.8	39.9	36.0

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>10 MILES</b>	<b>30 MILES</b>
Total households	14	1,475	80,805
# of persons per HH	2.6	2.6	2.7
Average HH income	\$56,919	\$55,041	\$54,409
Average house value		\$163,047	\$121,409

\* Demographic data derived from 2010 US Census

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