



INDUSTRIAL PROPERTY FOR SALE

101

N 11th St Duncan, OK 73533

Warehouse \$210,000.00



FOR MORE INFORMATION:

SHANNON 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.

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SALE PRICE

\$210,000

OFFERING SUMMARY

Lot Size: ±0.27 Acres

Year Built: 1965

Building Size: ±4,200 SF

Zoning: Commercial

Price / SF: \$50.00

PROPERTY OVERVIEW

Office/warehouse building for sale, as-is. Great location at the corner of N 11th St & W Walnut Ave in Duncan. Former uses include a taxi company and a woodworking business; would be ideal for a welding shop, automotive repair or other similar use. The entire facility has six overhead doors, ranging from 11'-16' in height, as well as multiple electrical outlets and a car lift located in the double-door drive-in bay. Office area has window AC units, furnace heat, restroom and shower. A two-unit storage area (with one overhead door) is available for lease in the building for \$550.00/mo.

PROPERTY HIGHLIGHTS

- Six overhead doors ranging from 11'-16'
- Car lift located in the double-door drive-in bay
- Office area has window AC units, furnace heat, restroom and shower

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Insight Commercial Real Estate Brokerage, LLC

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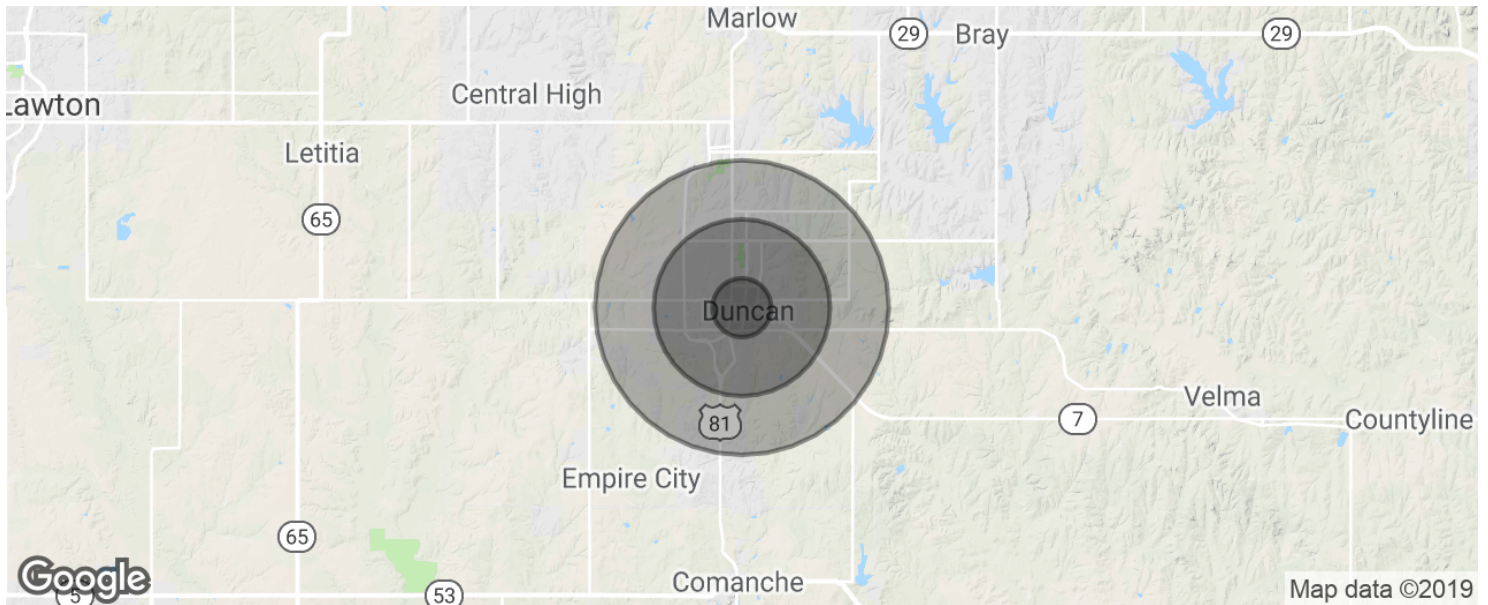
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,778	18,227	29,120
Median age	37.4	39.1	39.3
Median age (Male)	35.4	36.9	37.0
Median age (Female)	39.4	41.1	41.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,585	7,585	12,002
# of persons per HH	2.4	2.4	2.4
Average HH income	\$52,981	\$54,940	\$55,624
Average house value	\$93,176	\$115,802	\$119,310

* Demographic data derived from 2010 US Census

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