

For Sale

102 East Main Street Duncan, Oklahoma

Real Property Consists of: A Concrete Block Building (Approximately 5,000 Square Feet) with a Front Office, a Large Bay Area with Concrete Floor and 15'x4" Walls. The Shop has LED Lighting with 110 Volt, 220 Volt and 3 Phase Electric and 1/2 Bath.

Additional Improvements include: Shop has an Upstairs Office, Overhead Door, Fresh Interior and Exterior Painting, LED Lighting throughout, Updated Electrical and Plumbing to City Code, Remodeled Bathroom, Refinished Racks and Shelving, New Sheet Metal and Wall Panels and Trim, Emergency Exit and Lighting Signage, Interconnected Fire Alarm System and Building Alarm System, New Driveway and a New On Demand-Hot Water Heater. Also Included with the Garage/Shop are 4 Lifts (nice). All Situated on a Nice Corner Lot with off Street Parking in a Good Location. The Shop has Great Curb Appeal.

Zoning: The Real Property is currently Zoned in the I-2 Light Industrial District Category.

Broker's Note: Mr. Jerry Poole has completely Remodeled and updated this Facility to Current City Code's. "*The Shop*" is Move in Ready and Ideal for a Classic Car Garage and/or a Retail Business. Please see to Appreciate. Very Nice!

\$175,000

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