

# For Sale

## Butterfield Mercantile and Ballroom, LLC 805 West Main Street Duncan, Oklahoma

**Real Property Consists of:** A 3 Story Brick Building (Approximately 16,680 Square Feet) with a Large Showroom Floor (Ground Floor), Swing Station Cafe (Second Floor), Ballroom and Event Center (Third Floor) located at 805 West Main Street, Duncan, Oklahoma.

**Real Property will be offered with 3 Options**

**Option 1:** The Real Property only. (No Fixtures or Appliances (Approximately 16,680 Square Feet)

**\$235,000**

**Option 2:** The Real Property with Kitchen Equipment and Appliances (New 2015), Cafe Tables, Chairs, Ballroom Tables and Chairs (Seating Capacity 150).

**\$250,000**

**Option 3:** The Real Property with All Fixtures, Equipment for Cafe and Ballroom, All Merchandise and Fixtures belonging to Mr. and Mrs. David Duwe.

**\$275,000 MLS #35965**

**Broker's Note:** This Real Property is a Multi-Use Property, located on Main Street in Downtown Duncan, Oklahoma. The Ground Floor is Currently used as an Antique and a General Merchandise Retail Business (Butterfield Mercantile). Multiple Improvements have been made in the past 5 Years, including New Windows, Front Awning, Appliances, Fire Alarm System and HVAC. Great for Business Opportunities. Please see to Appreciate!

**Owner Agent - Donna Duwe - 580-467-2939**

**Sales Associate/Realtor**

**Gary Criswell Auction Service & Real Estate, Inc.**

**580-255-8162 • 806 West Main • Duncan, OK • 580-467-2248**

*(Auctioneer/Broker) email: garycriswell@cableone.net (Cell Phone)*