

# FOR SALE

## 409 East Main Street Duncan, Oklahoma

**Real Property Consists Of:** A Sheet Metal Building (Approximately 3,352 Square Feet) with a Large Bay Area and Shop Area with a Concrete Floor. The Building also has Additional Shop Areas, Large Office, Reception Area and a Bathroom.

**Additional Improvements Include:** The Sheet Metal Building is Partially Insulated and has Central Heat. The Building has a 9'x16' Overhead Door on the South, a 10'6"x12' Overhead Door on the North and 2 Walk Through Doors.

**Zoning: I-2 Industrial District-** Is Intended primarily for the Manufacturing, Assembling and Fabrication Industry. I-2 Industrial District Zoning covers Warehousing and Storage Buildings. Please Call The Office for Legal Description of said Real Property.

**Broker's Note:** This Property would serve as a Good Garage/Workshop. Ideal for Warehousing Classic Cars and has Ample Storage Area. This Real Property could be a Great Investment.

**Please call Office for Appointment and See to Appreciate.**

### Owner Says Sell!

## \$69,500

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