

For Sale

Bay & Upstairs Apartment 107 North 6th Street Duncan, Oklahoma

Real Property Consists of: A Nice Brick/Sheet Metal Bay/Garage/Shop with an Upstairs Apartment (Approximately 2,300 Square Feet). Downstairs: Large Bay/Garage Shop Area with several Storage Cabinets, Washer Dryer Hookup and 1/2 Bath. Bay has Work Benches, High Ceiling, Concrete Floor (freshly painted) with Overhead Door. (Approximately 1,150 Square Feet) Upstairs: Nice 2 Bedroom Apartment with a Spacious Kitchen, Den with Elevator, Full Bath and 3/4 Bath. Upstairs has been freshly painted. Also included with the Apartment is an Outside Balcony. Upstairs has a Stairwell as well as an Elevator - Very Nice (Approximately 1,150 Square Feet).

Additional Improvements include Small Fenced Backyard and a Concrete Approach to Shop/Garage.

Zoning: I-3 Industrial (General Industrial District).

Broker's Note: This could be a Great Investment Property. This could serve as a good Repair Shop or an Excellent Storage Area for Vintage Cars. Move in Ready. Please see to Appreciate!

\$43,500

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)