

# FOR SALE

## Mini Strip Mall 418-428 South Hwy 81 Duncan, Oklahoma

**Real Property** consists of a Concrete Block Building (Approximately 5,967 Square Feet) with 4 Office Units with Central Heat and Central Air and a Half Bath.

**Square Footage of Units** are as Follows: Office 418 is 1,275 Square Feet, Office 422 is 1,848 Square Feet, Office 424 is 1572 Square Feet and Office 428 is 1,292 Square Feet.

**Additional Improvements:** Approximately 1/4 of an Acre Commercially Zoned. The Real Property has a Concrete Lot with 17 Parking Spaces. Located on South Highway 81 with a Traffic Count of approximately 15,000 Vehicles a Day.

**Broker's Note:** Great Investment Property, Interior of Office Units are currently being painted.

# \$125,000

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

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