

# For Sale

## 923 and 925 West Willow Avenue Duncan, Oklahoma

**Real Property Consists of:** A Brick/Stone Commercial Building (Approximately 2,760 Square Feet) with 2 Store Fronts (Formerly a Leather Boot/Shoe Shop and Beauty Shop). There is a Parking Area in the Rear of the Building and also Additional Parking Spaces on Willow Avenue.

**Broker's Note:** The Building will Require a New Roof and Updating and may be used for a Number of Commercial Uses. The 2 Store Fronts (Approximately 1,380 Square Feet Each) would Accommodate a Number of a Type of Businesses. The Commercial Building is Centrally Located in Downtown Duncan, Oklahoma, in the Historic Main Street District.

# \$55,000

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

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