

# FOR SALE

## 1209 South 10th Street Duncan, Oklahoma Faith Temple Church Building with Improvements and 7 Vacant Lots

Real Property has been Re-Zoned to C-1 Commercial

**Real Property consist of** Stone Building (Approximately 8,693 Square Feet) with a large Auditorium (Seats 200), with a Stage (20' Deep and 50' Wide), Foyer/Coffee Bar (30'x60') and Fellowship Hall/Dining Area/Kitchen (multi-purpose room), Seats up to 50 people with Tables and Serving Tables with Audio and Video Access Points.

**Church Improvements Include** 3 Large Classrooms Upstairs with 4 Storage Closets, 3 Room Nursery with Attached Restroom and Sink and a Youth Game Room, Men's and Ladies Restrooms, Handicap Accessible, Remodeled in 2014 and Office Room on the Main Floor.

**Additional Improvements Include** State of the Art Sound System with Allen Heath 32 Channel Sound Board and 200 Chairs, Purchased in 2014. Sound System and Seating are Negotiable. Note: All Audio and Video Wiring will Remain with the Building as a Fixture.

**All Situated on** a Large Lot with Paved Parking Lots Containing 49 Parking Spaces with 5 Handicap Spaces. The Parking Lot has been Resealed and Re-stripped.

### \$250,000

**Vacant Lots:** Listing also includes 7 Vacant Lots, Sundry and Various Sizes, situated on the East side of 10th Street across and slightly North of the Church Sanctuary.

### \$25,000

**Brokers' Note:** The Faith Temple Church of Duncan, Inc. has relocated and are selling their former Facility. The Sanctuary was remodeled in 2014 and is Move-in Ready. The Church is currently situated on .38 Acres with ample Parking. The 7 Vacant Lots may be used for Outdoor Church Activities, Church Expansion or may be used as Home Sites. Please see to Appreciate!

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