

# FOR SALE

## 300 East Main Street Duncan, Oklahoma

**Real Property Consists Of:** A Nice Brick Building (Approximately 2,440 Square Feet) with a Foyer, Dining/Reception Area, Large Dining Area, Kitchen, Office Area and Men and Ladies Restroom.

**Additional Improvements Include:** The Brick Building has been Remodeled (Lowered Ceilings, Textured and Painted Entire Building), Updated Breaker Box, Fence Around Front Patio and a Nice Cyclone Fence around South Lot. All Situated on a 80'x 100' Lot with a 80' x 109.8' Fenced Lot on the South for Parking or Special Events.

**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. Legal Description of said Real Property is Block 22 - Lots 1,2,3,15 and West 25' of Lot 14 in the Lang Addition.

**Brokers' Note:** This would serve as a good Restaurant Area or ideal for Parties and Special Events or Office Space. This Real Property could be a great Investment. Please See to Appreciate!

**Owner Says Sell!**

**\$59,500**

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

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