

For Sale

SouthSide Diner 1511 South Highway 81 Duncan, Oklahoma

Real Property Consists of: A nice Brick/Veneer Building (Approximately 2,358 Square Feet) with a Dining Area (Capacity Approximately 75 patrons), Kitchen, Prep Room, a Walk-in Freezer, Freezer Room and Men Restroom and Ladies Restroom. The Restaurant will require repairs on the Roof, Facia, Soffit and Parking Lot.

Additional Improvements include Parking Lot with ample Parking. All Situated on a nice 95'x200' Lot with 95' of Highway Frontage located near the Stephens County Fairgrounds and the Future Home of the City of Duncan new City Hall.

Zoning: C-4 General Commercial District; The C-4 General Commercial District is intended for the Conduct of Personal and Business Services and the General Retail Business of the Community.

Note: C-4 is the highest rating in the Commercial Zoning Category.

Broker's Note: This would serve as good Restaurant Area. Formally Known as the Ole South Waffle House. Please see to Appreciate!

\$25,000

Gary Criswell Auction Service & Real Estate, Inc.

580-255-8162 • 806 West Main • Duncan, OK • 580-467-2248

(Auctioneer/Broker) email: garycriswell@cablone.net (Cell Phone)