

For Sale

Stonegate Mini-Mart & 1999 Elliott Mobile Home 185950 North 2740 Rd. Comanche, Oklahoma

Mini-Mart-Real Property Consists of: Brick/Veneer Building (Approximately 1,979 Square Feet) Office, Shop Counter, Eating Area with 4 Booths, Bathroom, Central Heat and Central Air, Concrete Minnow Holding Tanks and a Covered Front Porch.

Additional Improvements include Parking Area, Storage Shed 20'x36', a Farm Implement Shed 20'x24' and a Tool Shed.

1999 Elliott Manufactured Home: Consists of a 3 Bedroom Double Wide Mobile Home (Approximately 1,680 Square Feet), with Living Room with Fireplace and Cathedral Ceiling, Dining Area, Nice Kitchen, Utility Room and 2 Baths (1 Bath and a Master Bath with Double Vanity).

Additional Improvements Include: Front Covered Deck, Back Covered Deck 9'x9' and a Small Deck 5'x5'. The Septic Tank and Lateral Lines were recently Replaced. All Situated on a Large Corner Lot at the Corner of East 1860 Road and 138th Street. The Mini-Mart is Conveniently Located Near the Waurika Reservoir with a Hard Surface Road on 2 Sides.

Broker's Note: This would serve as good Mini-Mart and Bait Shop. Formally Known as Stone Gate Store and Rooster's Kwik Mart. Please see to Appreciate!

\$125,000

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