



## 504 N. Van Buren

\$219,500

This former Carl's Jr. location (improvement fire) features 230'+/- of Highway 81/Van Buren frontage & 150'+/- of depth with 3 ingress/egress points; 2 off Hwy 81 and 1 side street. Zoned, all utilities on site, wired for parking lot lighting, and still has elevated signage, save on development costs here. This is the ideal location for another fast food/QSR location, doughnuts, coffee, or any other use you can think of. Large lot and access could easily accommodate 2 smaller drive up businesses. Please contact Cole J. Ream directly 580-484-8401 for further information.

### Details

**Zoning** C-3 General Commercial

**Lot Size** 230' x 150' MOL

**HVAC**

**Utilities** All public

**Bathrooms**

**Offices**

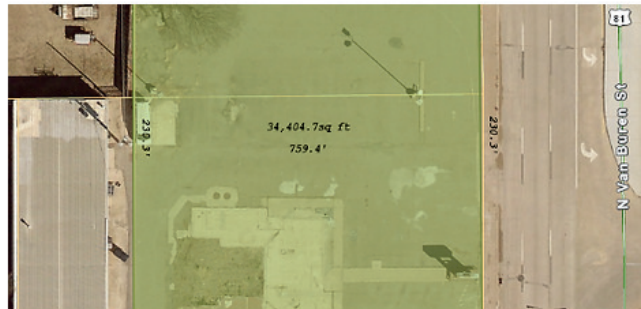
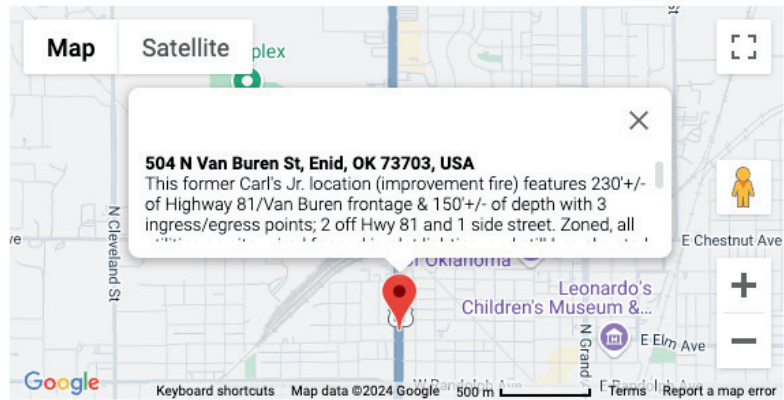
**Office Areas**

**Parking**

**Shop/Warehouse**

**Common Areas**

**Location (City)** Enid



### Agent



**Cole J. Ream**  
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