



## 309 & 315 S. Van Buren St. - Enid, OK

799,000

Established Fast Casual Dining location in Enid, OK is feature filled and the smartest choice for your project. After many years of success, this now retired Long John Silver's/A&W concept allows for flexible opportunity. Zoning, utilities, curb cuts, parking lot are all in place for your new project, or remodel & use the existing 2,400+/- sq. ft. improvement as it stands. Just under 3/4 of an acre total, with alley access for the existing drive-thru and 315 S. Van Buren is all paved parking. Tenant is still currently paying rent; you could buy now and bank this until you are ready to start. Land lease and even a \$4,414.00 per month sublease are also options. The Seller wants to see your ideas and LOI's, so we will be presenting any and all scenarios to them for consideration for your Fast Casual, QSR, coffee shop, or other retail/service business needs.

For further information, please call Cole J. Ream 580-484-8401.



### Details

**Zoning** C-3 General Commercial

**Lot Size** 150'x 166' main tract

**HVAC** CH&A

**Utilities** All Public

**Bathrooms** 2

**Offices**

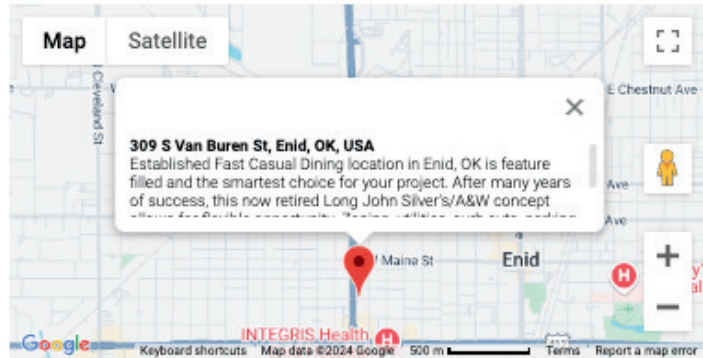
### Office Areas

**Parking** On Site, Paved Private

**Shop/Warehouse**

**Common Areas**

**Location (City)** Enid, OK



### Agent



**Cole J. Ream**  
580-484-8401  
cole@nicholascommercial.com