



## 2610 W. Owen K. Garriott Rd.

\$1,200,000

1.4+/- net acres with a very nice improvement on a highly coveted stretch of W. Owen K. Garriott Rd. (Highway 412) in Enid, OK. This most excellent property is one that does not come along very often and it very well may be a generation before it's available again. The Boss says its time to retire, sow NOW is your opportunity! Situated on 1.8 +/- acres of medium industrially zoned property right in the A++ part of Enid, OK, there is a very nice tilt cast concrete building just under 9,400+/- sq. ft plus an enclosed porch that spans the front. You'll love the condition, and it features a mostly open floor plan, with a mezzanine, retail counter, parts area, bathrooms and offices, and some handy shop space. Very flexible, but also these non structural elements would be easy to remove to have the maximum full retail floor. Additionally, there is a 20'x40' storage to the SE of the main building, and an additional metal shed that is part way on railroad owned property. Use them all like they are, or raze them all for your specific project. Tract has dedicated storm water detention, curb cut, parking, and utilities in place to reduce your development time and cost. Call Cole J. Ream, 580-484-8401, for your very own private viewing, and we always welcome any and all questions.



### Details

**Zoning** I-2 Medium Industrial

**Lot Size** Irregular; 1.8+/- (1.4 net usable)

**HVAC** CH&A

**Utilities** All Public

**Bathrooms** 2

**Offices** 3

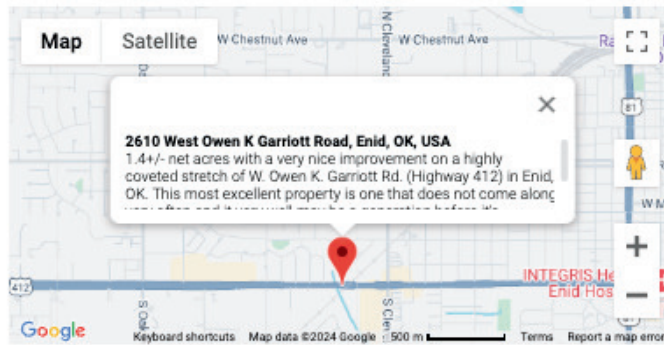
**Office Areas** 2

**Parking** On Site, Paved & Private

**Shop/Warehouse**

**Common Areas** 1

**Location (City)** Enid, OK



### Agent



**Cole J. Ream**  
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