

Investor Opportunity With Shops
304 W Cherry St
Cushing, OK 74023

\$199,000
2.180± Acres
Payne County



Investor Opportunity With Shops Cushing, OK / Payne County

SUMMARY

Address

304 W Cherry St

City, State Zip

Cushing, OK 74023

County

Payne County

Type

Commercial, Business Opportunity

Latitude / Longitude

35.9792 / -96.7764

Acreage

2.180

Price

\$199,000

Property Website

<https://arrowheadlandcompany.com/property/investor-opportunity-with-shops-payne-oklahoma/52753/>



Investor Opportunity With Shops Cushing, OK / Payne County

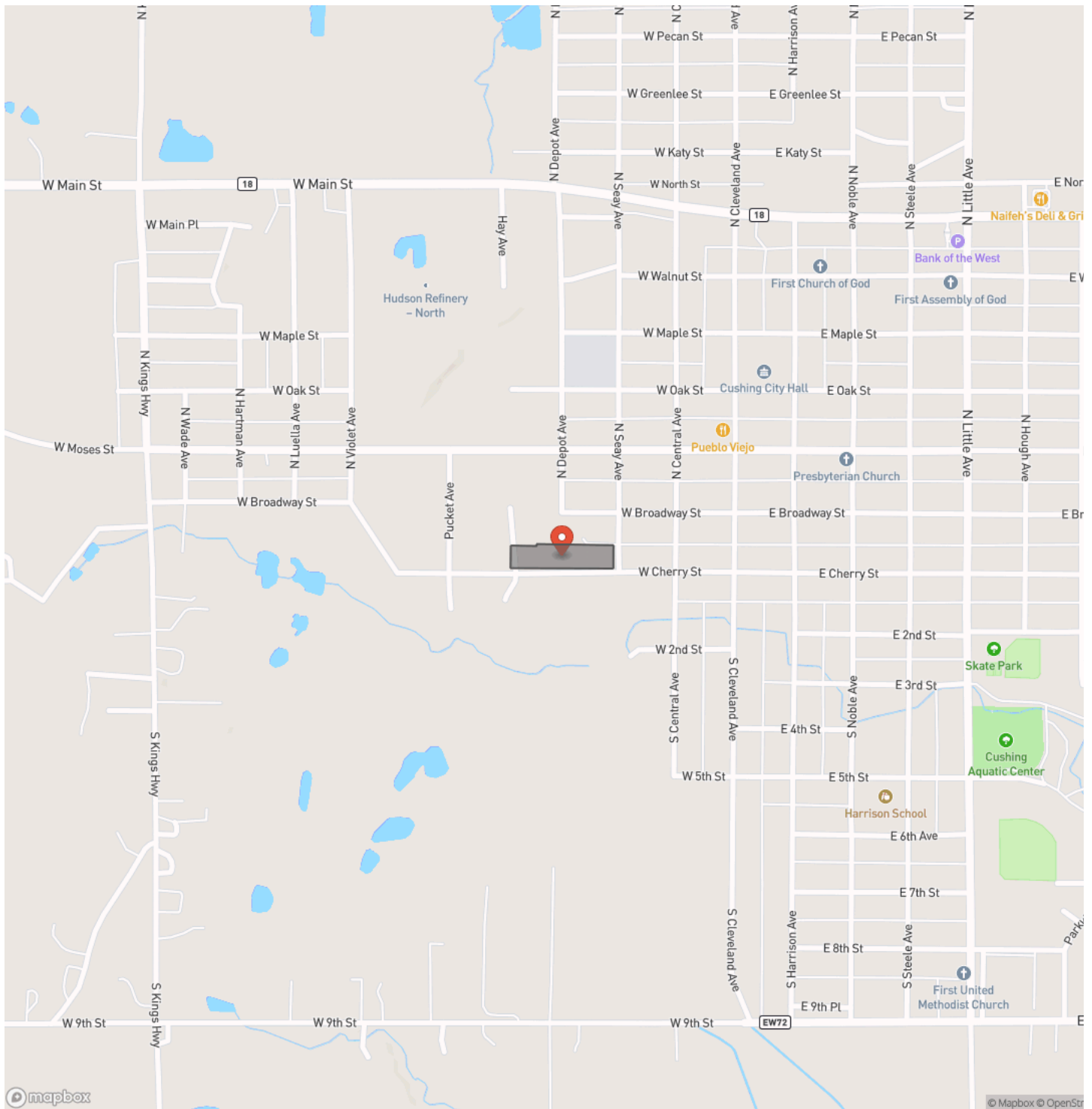
PROPERTY DESCRIPTION

PRICE REDUCED! Excellent opportunity for an investor or owner-operator in Cushing, OK, the pipeline capital of the world. Southern Rock Energy Partners has chosen Cushing for its new \$5.6 billion refinery. This property is 2.18 +/- acres with a 4,293 sq ft building that includes 1,007 sq ft of office/breakroom and 3,286 sq ft shop space. There is also a 2,976 sq ft building that offers shop/storage space. The property has new security fencing around the perimeter which offers over 2 acres of lot storage for service vehicles and equipment. Recent capital improvements to the 4,293 sq ft building include a new roof, skylights, HVAC for offices, plumbing, and heat for the shop. This property is located on Cushing's truck route. All showings are by appointment only. If you would like more information or would like to schedule a private viewing, please contact Phil Dodd at [\(817\) 915-2502](tel:8179152502).

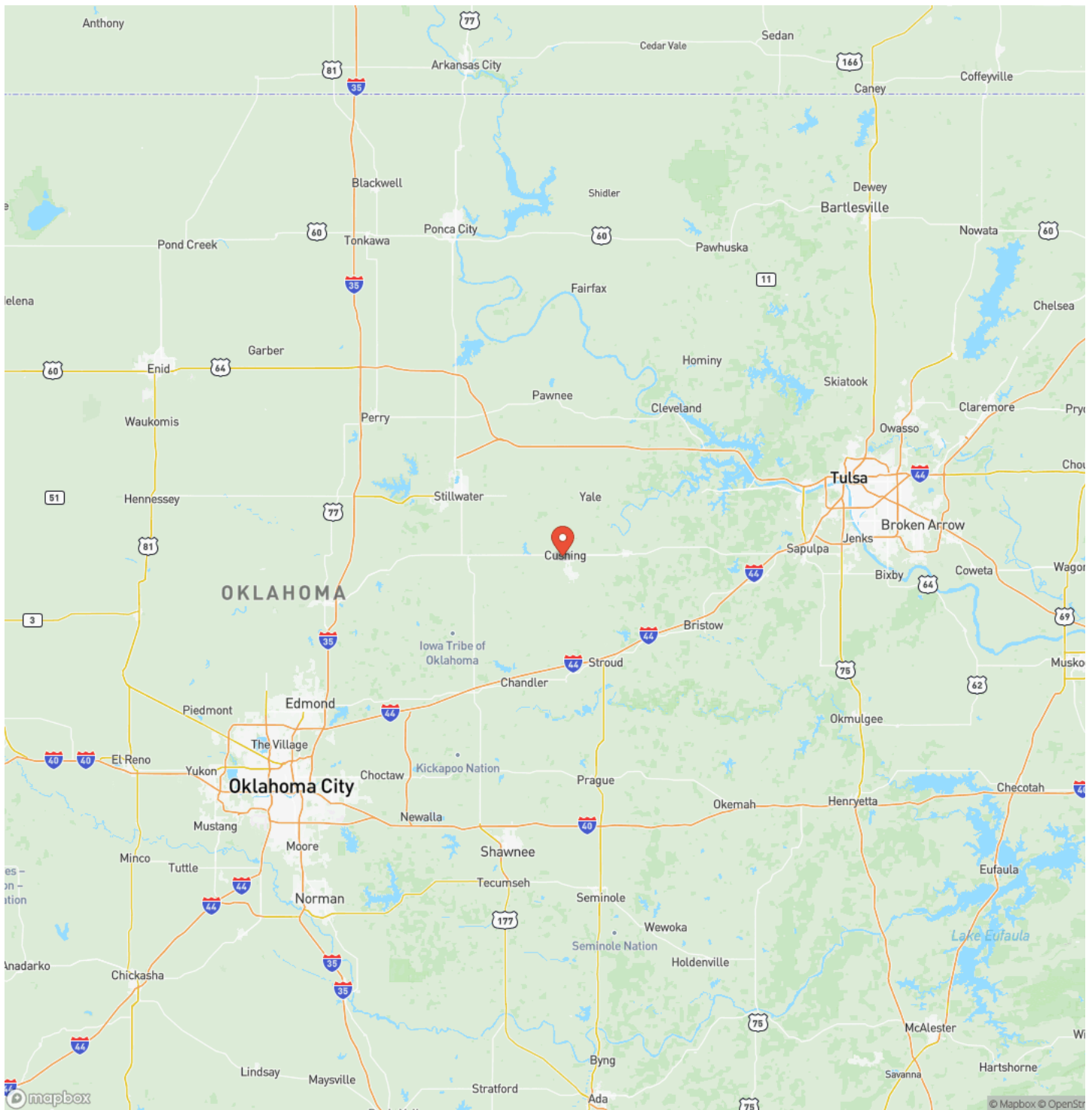
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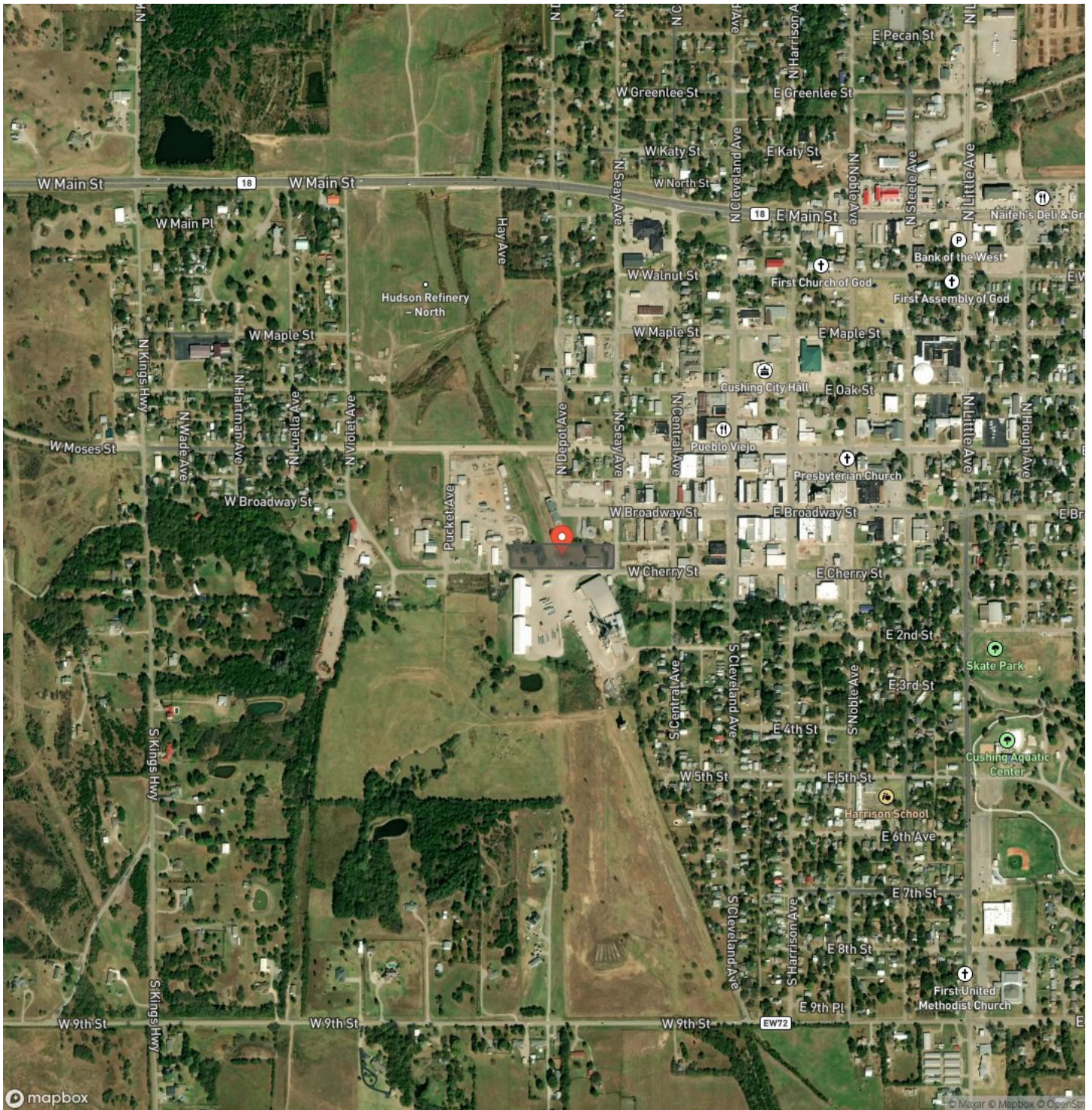
Locator Map



Locator Map



Satellite Map



Investor Opportunity With Shops Cushing, OK / Payne County

LISTING REPRESENTATIVE

For more information contact:



Representative

Phillip Dodd

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Address

City / State / Zip

NOTES



This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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