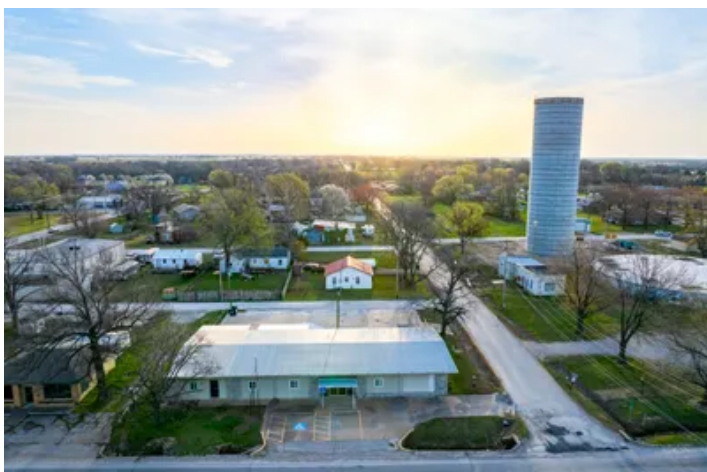


**Commercial Building on US-169**  
123 S Ash St  
Nowata, OK 74048

**\$175,000**  
0.270± Acres  
Nowata County



**Commercial Building on US-169**  
**Nowata, OK / Nowata County**

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**SUMMARY**

**Address**

123 S Ash St

**City, State Zip**

Nowata, OK 74048

**County**

Nowata County

**Type**

Commercial, Business Opportunity

**Latitude / Longitude**

36.699297 / -95.629263

**Dwelling Square Feet**

4000

**Acreage**

0.270

**Price**

\$175,000

**Property Website**

<https://arrowheadlandcompany.com/property/commercial-building-on-us-169-nowata-oklahoma/78284/>



## **Commercial Building on US-169 Nowata, OK / Nowata County**

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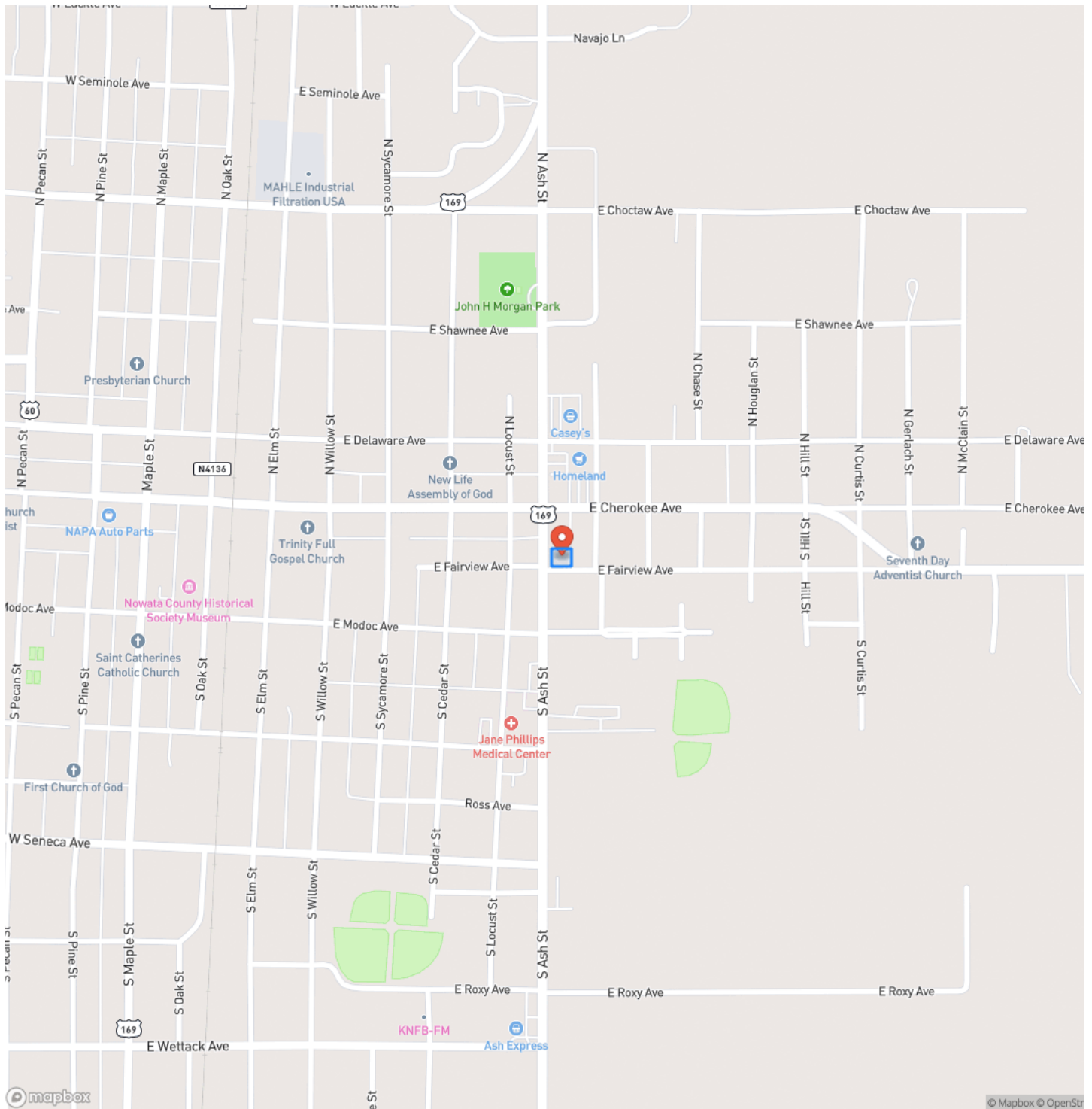
### **PROPERTY DESCRIPTION**

PRICE REDUCED!! This one of a kind commercial opportunity is strategically located at the intersection of US-60 and US-169 in Nowata County, Oklahoma, boasting approximately 112 ft of highway frontage along US-169. The building features a robust metal construction with a generous +/- 4,000 sq ft layout, highlighted by an attractive stone facade and a spacious concrete parking area for customers. Enter the building through a welcoming, glass, front foyer, which serves as a buffer zone enhancing customer comfort by minimizing noise and drafts. The property includes three main chambers ideal for a restaurant dining atmosphere, complimented by five smaller perimeter rooms that can be transformed into office space or combined into a custom commercial kitchen. Equipped with multiple exits separate men's and women's restrooms, two custodial closets, and a break room, this property is ready for your business vision to unlock unlimited opportunity and income earning potential. The heavy flow of vehicles on both highways, and being located within close proximity to several busy gas stations and nearby chain type restaurants make this an already proven place to stop. Other versatile business applications for this property include but are not limited to: fast food/restaurant, convenience stores, retail outlets, or service-based businesses. Situated just +/- 35 miles from Owasso, +/- 21 minutes to Bartlesville, Oklahoma, and only +/- 20 minutes to the Kansas state line. Don't miss out on this rare investment opportunity to create a thriving business in a prime location along US-169. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Chuck Bellatti at (918) 859- 2412

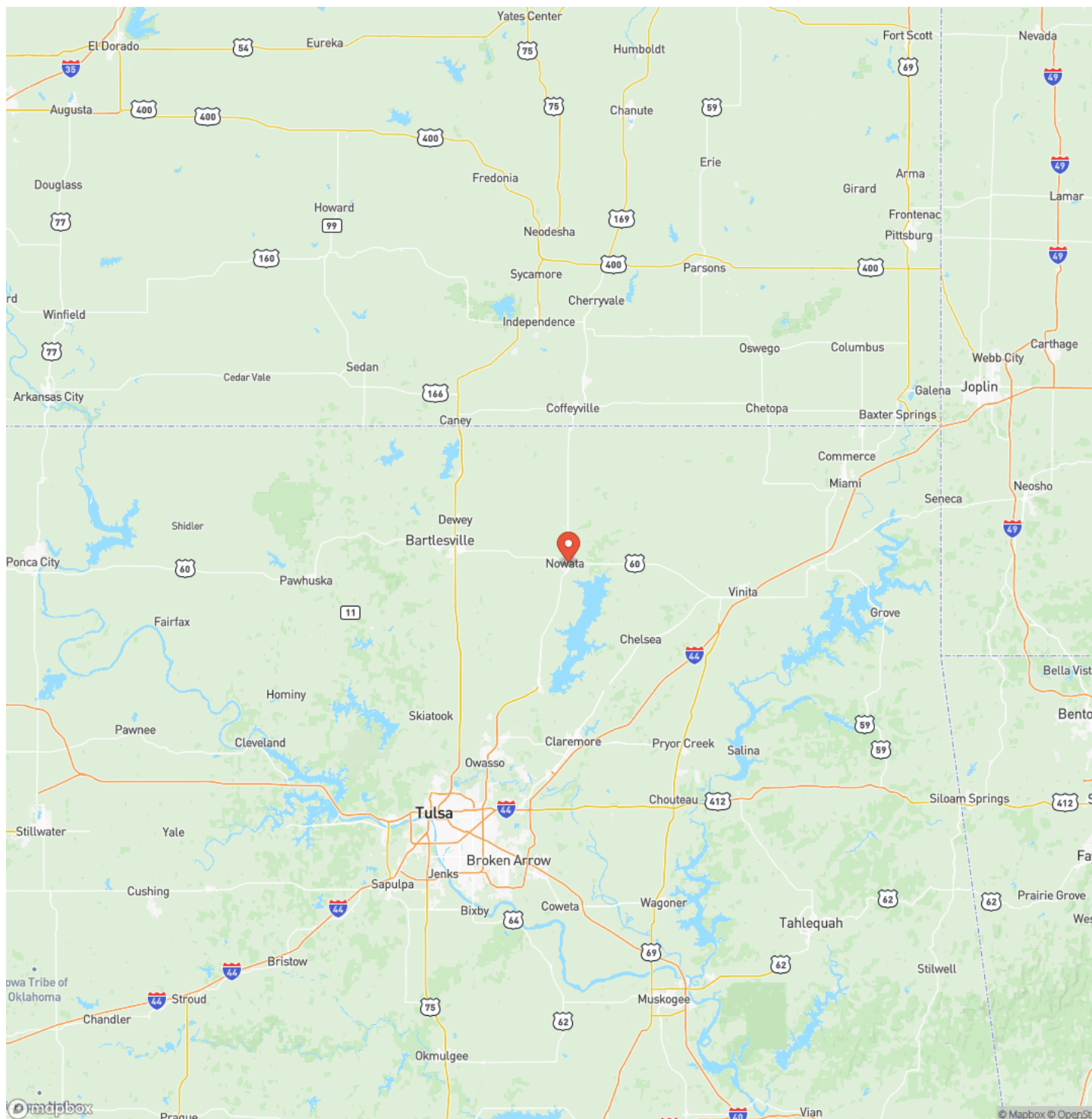
**Commercial Building on US-169**  
**Nowata, OK / Nowata County**



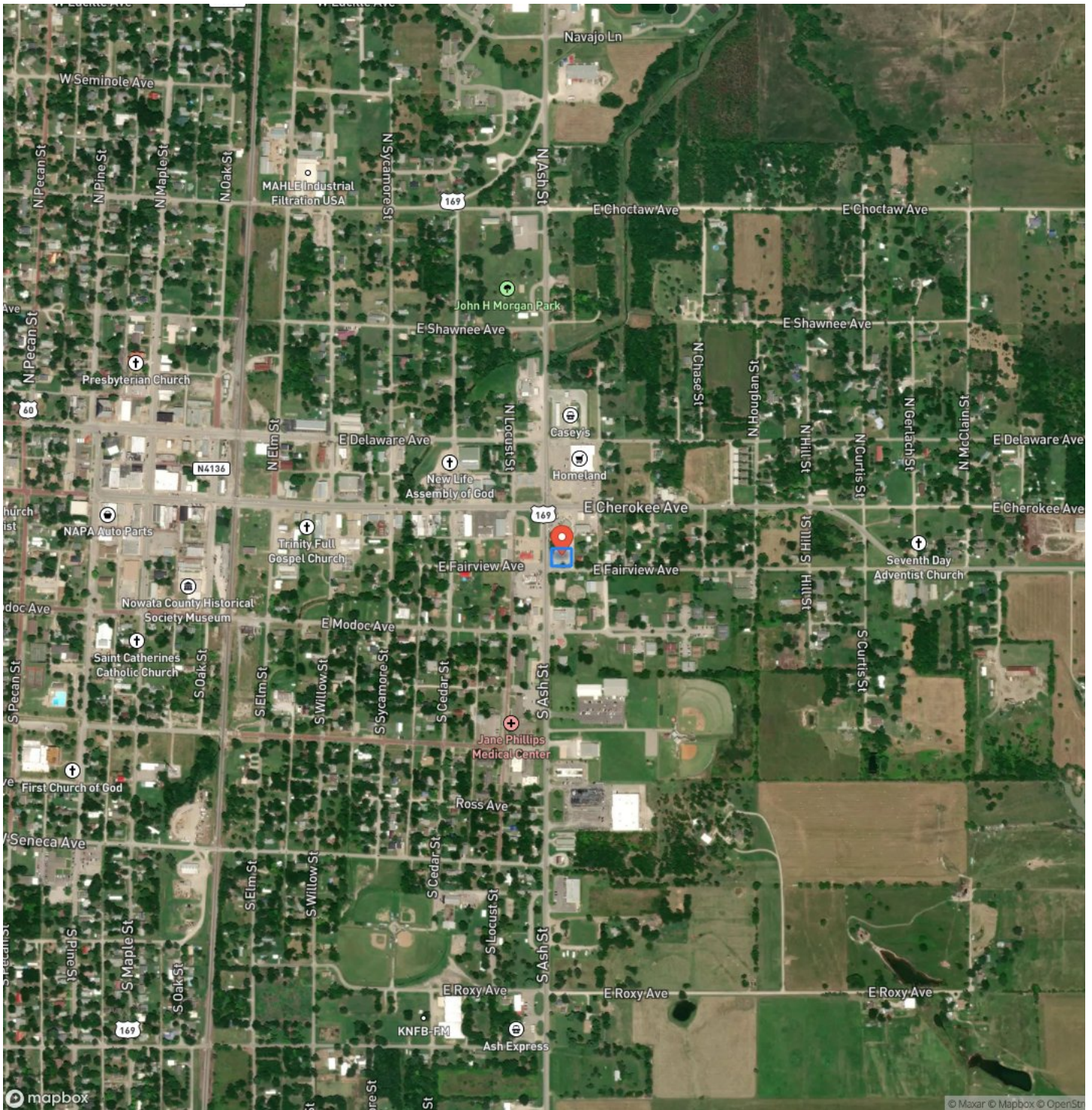
## Locator Map



## Locator Map



## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Chuck Bellatti

## Mobile

(918) 859-2412

## Email

chuck.bellatti@arrowheadlandcompany.com

**Address**

City / State / Zip

## NOTES

[illegible]

[illegible]

## **DISCLAIMERS**

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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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Sapulpa, OK 74066  
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