

Large-Scale Commercial Facility in Growing Area
724 E Center Road
Washington, OK 73093

\$1,440,000
1.190± Acres
McClain County



Large-Scale Commercial Facility in Growing Area Washington, OK / McClain County

SUMMARY

Address

724 E Center Road

City, State Zip

Washington, OK 73093

County

McClain County

Type

Commercial, Business Opportunity

Latitude / Longitude

35.145502 / -97.465998

Acreage

1.190

Price

\$1,440,000

Property Website

<https://arrowheadlandcompany.com/property/large-scale-commercial-facility-in-growing-area-mcclain-oklahoma/81037/>



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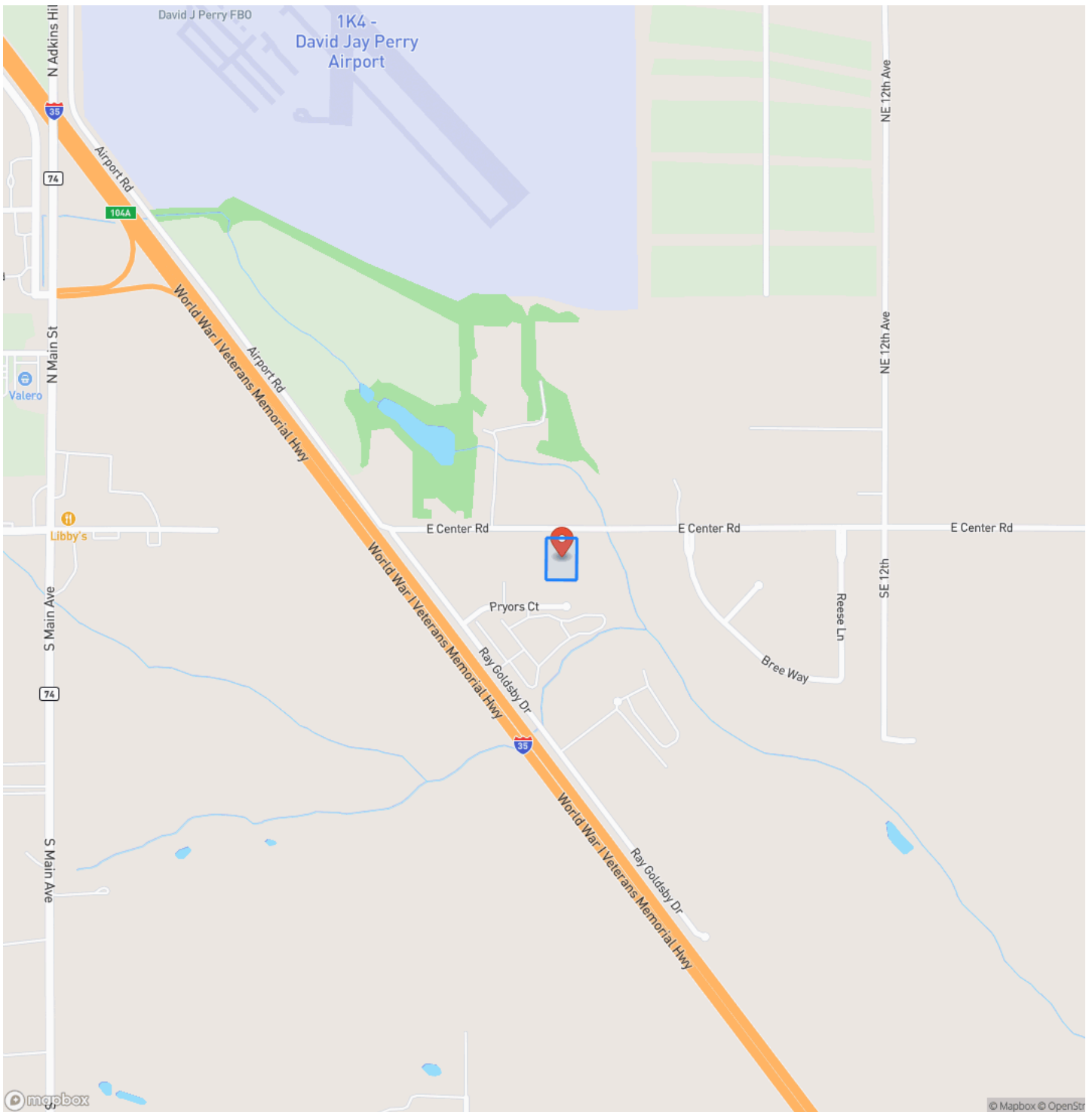
PROPERTY DESCRIPTION

PRICE REDUCED!! This 1.19 ± acre commercial property is located in the rapidly growing area of Goldsby, Oklahoma—just off the first exit south of Highway 9 in Norman. The centerpiece of this site is a large 12,000 ± sq ft commercial building offering a variety of functional spaces. Approximately 2,400 ± sq ft is finished and climate-controlled office space, while an additional 2,400 ± sq ft upstairs provides unfinished room for future office expansion. The remaining 7,200 ± sq ft consists of insulated shop and warehouse space with 16–20 foot eave heights. The structure is built with reinforced concrete, allowing it to accommodate oversized trucks and trailers. It includes two 12' x 18' RV roll-up doors for drive-through access, two 8' roll-up doors, and five metal walk-in doors. A wide double glass front entrance is large enough to allow a vehicle to pass through. Utility features include 30- and 50-amp RV hookups, water access, and both 110V and 220V outlets suitable for equipment like welders and air compressors. The building is wired for fiber optic internet and equipped with a security system that includes over a dozen cameras. The office space includes a kitchenette with a 32-foot countertop and built-in bookcases in the main office. Metal warehouse shelving, appliances, and furniture are negotiable with the sale. Located just 7 ± minutes from Norman and 30 ± minutes from Oklahoma City, this property is well-positioned for a variety of commercial uses in a highly accessible and developing area. All showings are by appointment only. If you would like more information or would like to schedule a private viewing, please contact Hunter Bellis at [\(539\) 238-7693](tel:5392387693).

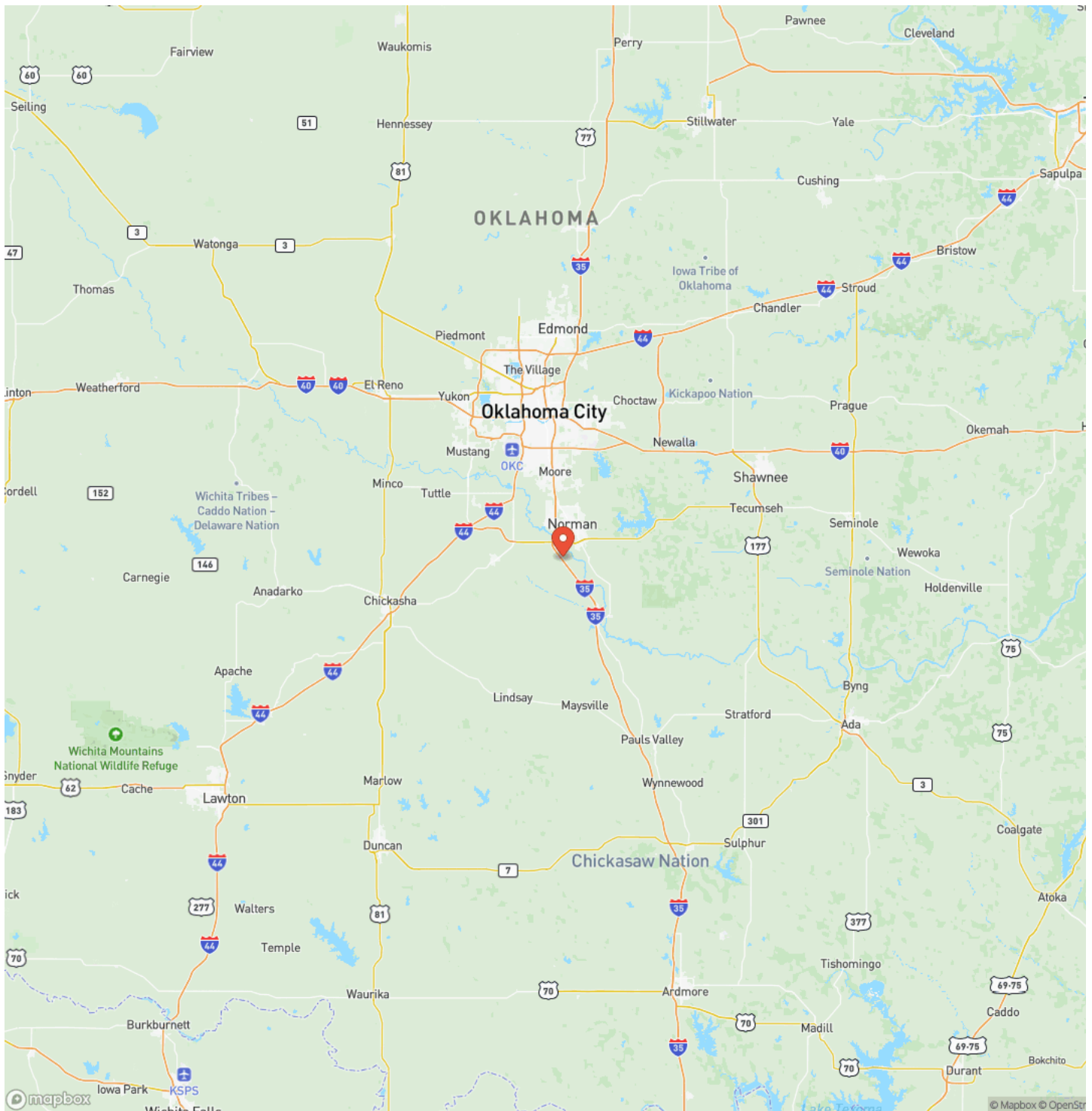
**Large-Scale Commercial Facility in Growing Area
Washington, OK / McClain County**



Locator Map



Locator Map



Satellite Map



Large-Scale Commercial Facility in Growing Area Washington, OK / McClain County

LISTING REPRESENTATIVE

For more information contact:



Representative

Hunter Bellis

Mobile

(539) 238-7693

Email

hunter.bellis@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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www.arrowheadlandcompany.com

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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