

Weatherford Commercial Workshop
E 1040 Rd
Weatherford, OK 73096

\$275,000
2.41± Acres
Custer County



Weatherford Commercial Workshop

Weatherford, OK / Custer County

SUMMARY

Address

E 1040 Rd null

City, State Zip

Weatherford, OK 73096

County

Custer County

Type

Commercial, Business Opportunity

Latitude / Longitude

35.50825 / -98.69997

Acreage

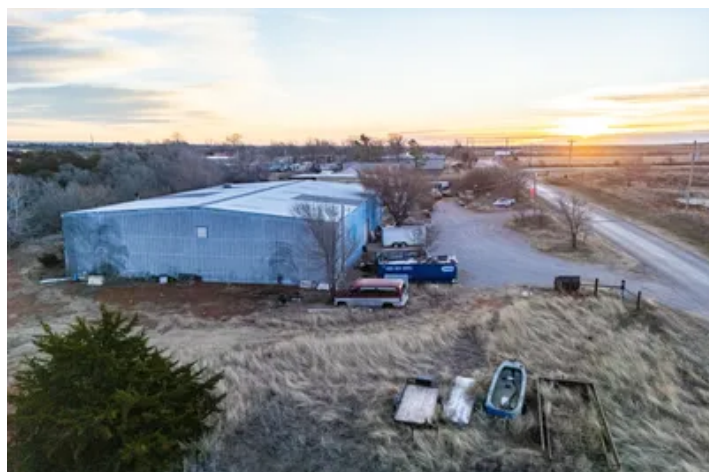
2.41

Price

\$275,000

Property Website

<https://arrowheadlandcompany.com/property/weatherford-commercial-workshop/custer/oklahoma/99772/>



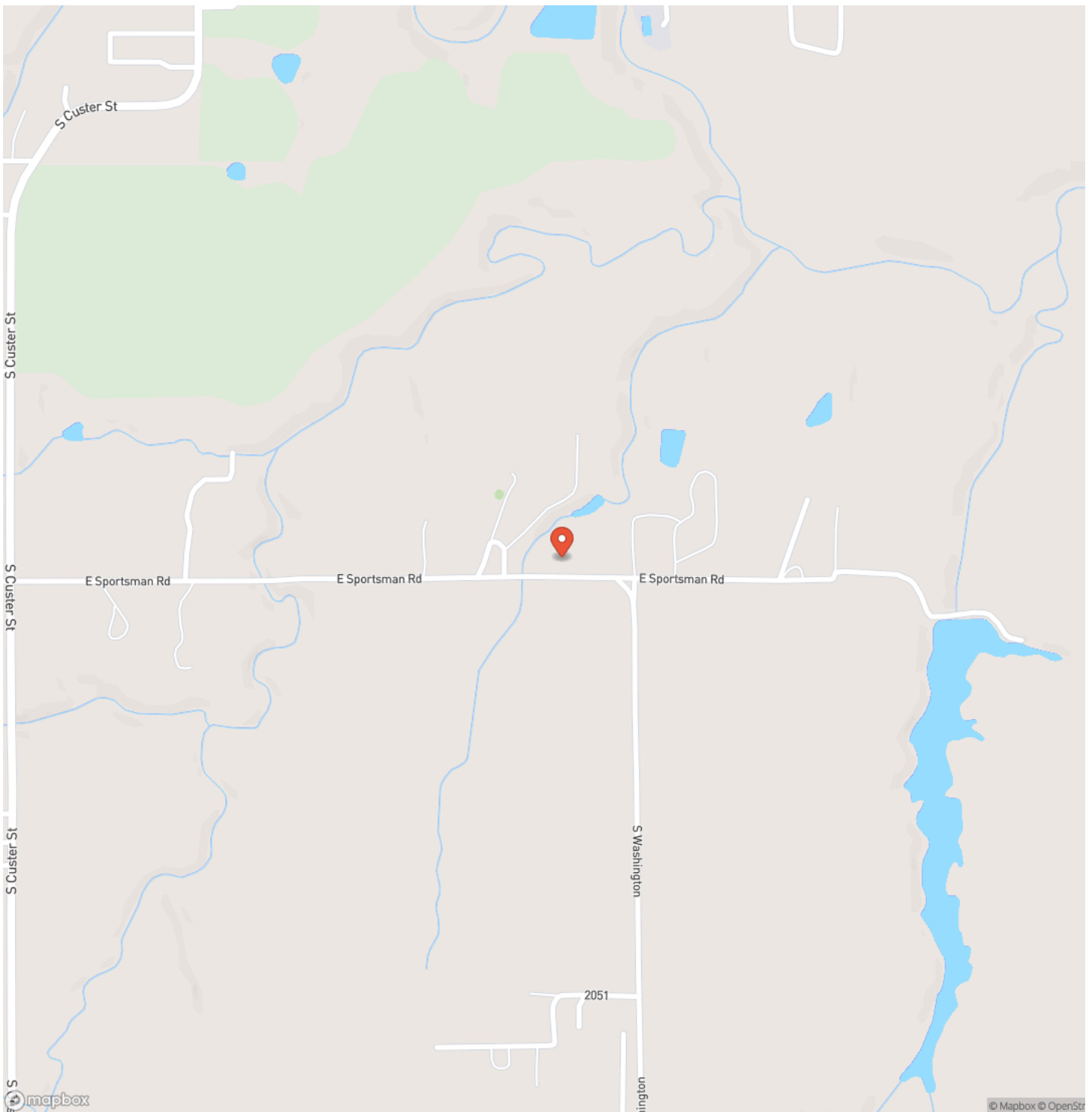
PROPERTY DESCRIPTION

PRICE REDUCTION!! This workhorse of a property in Custer County, just south of Weatherford, Oklahoma has served its purpose proudly throughout the years. From its early days in the 70's as a bar and live band venue to its current purpose as a wood shop for some of the most renowned woodworking/cabinet craftsmen in Oklahoma. This large 120' x 80' shop offers approximately 9,600 +/- square feet of versatile space, including upstairs office space, bathrooms, a paint booth and more, making it ideal for a wide range of business ventures. Inside, you'll find a spacious open layout that provides flexibility for operations, storage, manufacturing, or workspace needs. In addition to the main area, the building features seven separate rooms that could easily be converted into office space, conference rooms, or additional storage, allowing you to customize the setup to fit your specific business model. The property is equipped with water and 3 phase electricity. A very large bay door provides convenient access for equipment, vehicles, or deliveries. Situated on 2.41 +/- acres, this property offers ample room for parking, expansion, or outdoor storage. Whether you're looking to grow an existing operation or launch a new venture, or even start totally over on this lot and transform it into a prime homesite, this property has the space, functionality, and flexibility to make it happen. Sportsmans road, on Weatherfords' southside, provides convenient, blacktop frontage and is just a couple minutes from I-40 and just over an hour from OKC. Don't miss this opportunity at a prime location in the booming city of Weatherford, OK. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Josh Candeleria at [\(580\) 660-1167](tel:5806601167). Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

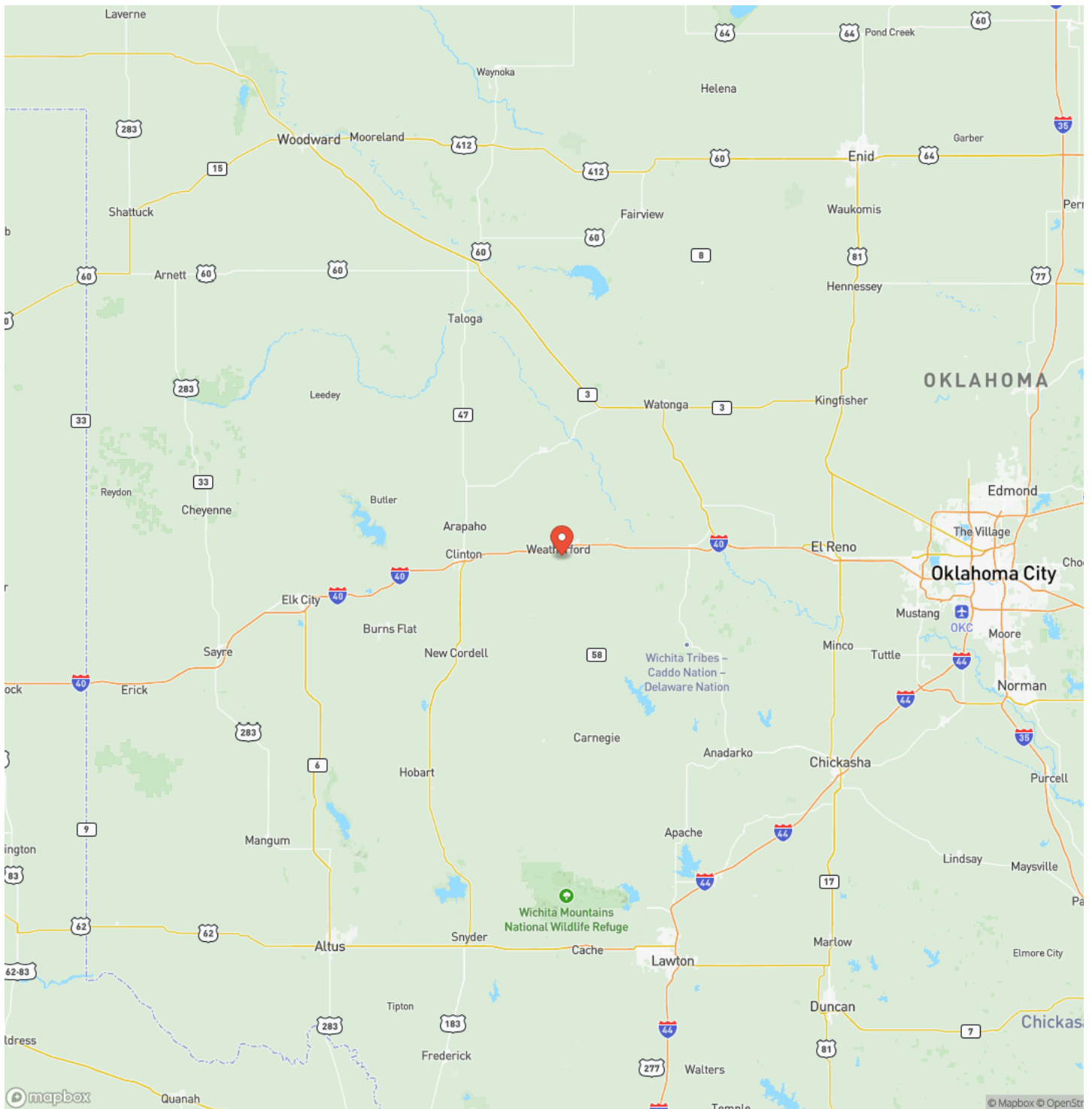
Weatherford Commercial Workshop
Weatherford, OK / Custer County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Candelaria

Mobile

(580) 660-1167

Email

josh.candelaria@arrowheadlandcompany.com

Address

City / State / Zip

Gotebo, OK 73041

NOTES

[illegible]

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



<https://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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