

**Weatherford Commercial Workshop**  
E 1040 Rd  
Weatherford, OK 73096

**\$300,000**  
2.41± Acres  
Custer County



**Weatherford Commercial Workshop**  
**Weatherford, OK / Custer County**

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**SUMMARY**

**Address**

E 1040 Rd

**City, State Zip**

Weatherford, OK 73096

**County**

Custer County

**Type**

Commercial, Business Opportunity

**Latitude / Longitude**

35.50825 / -98.69997

**Acreage**

2.41

**Price**

\$300,000

**Property Website**

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



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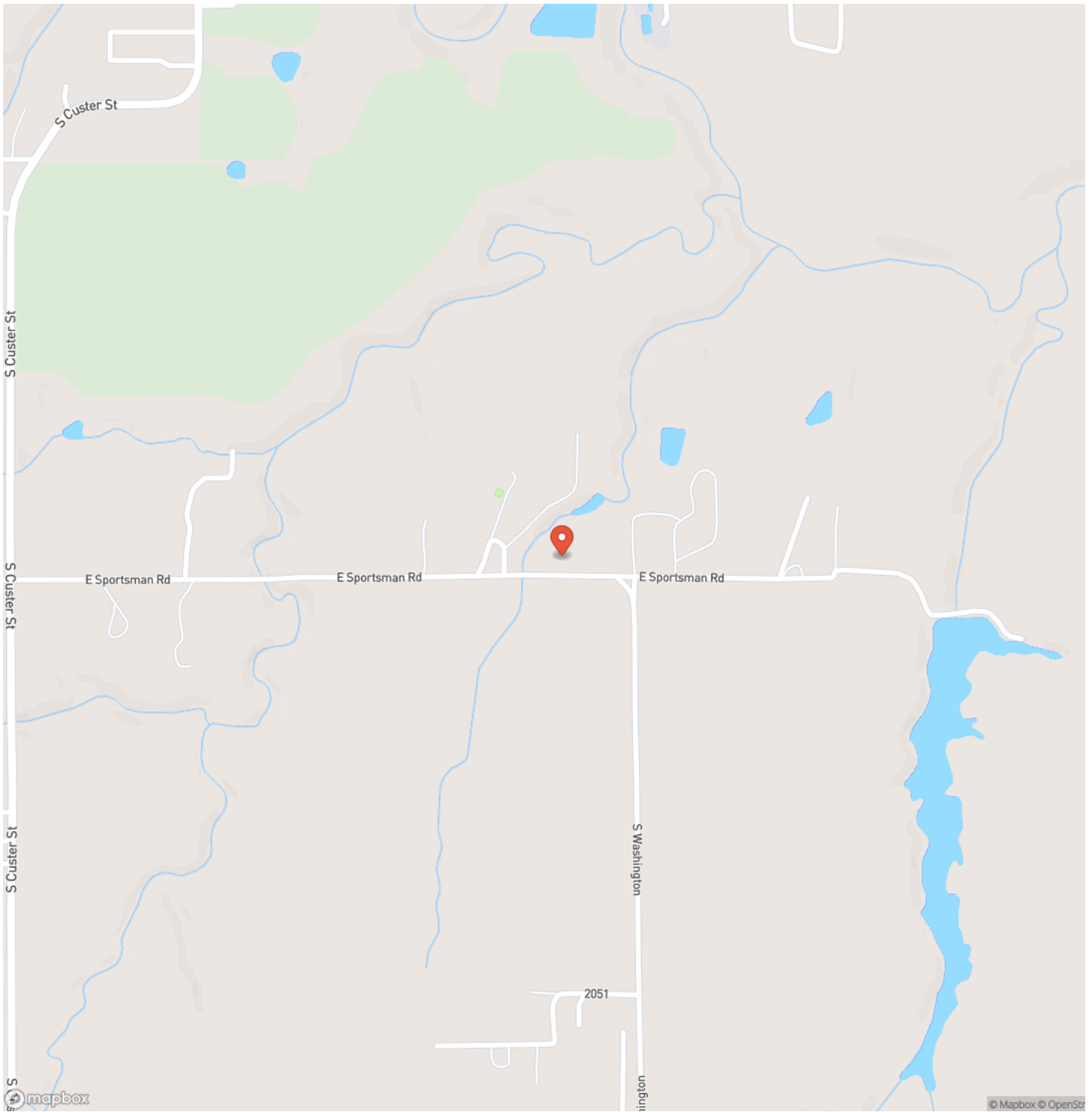
### **PROPERTY DESCRIPTION**

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.

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## Locator Map





## Satellite Map







## **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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