

Inola 10 Acre Business Opportunity
31503 S 4160 Road
Inola, OK 74036

\$649,900
10± Acres
Rogers County



Inola 10 Acre Business Opportunity

Inola, OK / Rogers County

SUMMARY

Address

31503 S 4160 Road

City, State Zip

Inola, OK 74036

County

Rogers County

Type

Business Opportunity, Commercial

Latitude / Longitude

36.154466 / -95.597845

Dwelling Square Feet

5520

Bedrooms / Bathrooms

-- / 1

Acreage

10

Price

\$649,900

Property Website

<https://g7ranches.com/property/inola-10-acre-business-opportunity-rogers-oklahoma/40270/>



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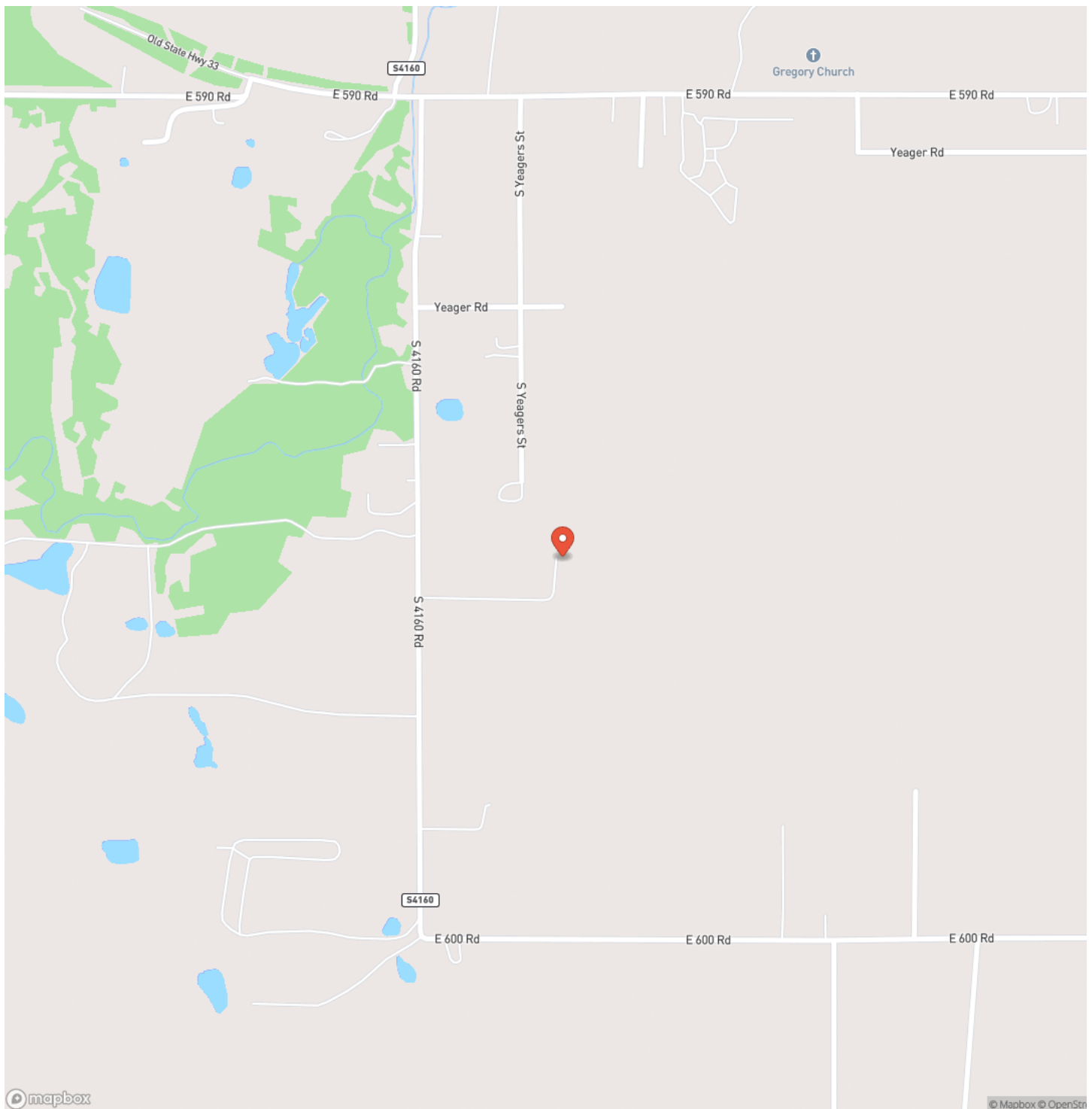
PROPERTY DESCRIPTION

Investment Opportunity! This property currently has a 4 year lease at \$5520 p/month rent that would go to the new owner. Pristine 10 ac property with a 5,520 sqft (62 times 60-3720 sqft down-1800 up) commercial grade building. The building houses a successful grow operation and has been meticulously laid out and constructed with the future in-mind. Infrastructure includes: 3-phase 1400 amp power to the property, 800 amps to the current buildout, 2 - 1,000 gallon water tanks in-ground, Rural water, Fiberoptic, 5 AC units & plumbed for more, propane line run to the back of the building for future generator, 32 camera system with 14 active, wired for industrial fire, mag lo system throughout, tankless hot water & spray foam insulation. Rooms include: front check-in office, utility room with exterior gas access, bathroom, Kitchen/breakroom, admin office, packaging/vault, trim room, drying room, 1800 sqft fruiting room, 960 sqft veg room & 1800 sqft upstairs that has electric, plumbed and ready for finish buildout. Bonus features: Water well and natural gas well ready for use. Ask agent about the additional opportunity to invest in the business and become a RockStar!\n\nDirections: From HWY 412 exit on 4160 rd and head south. Turn left on 590 rd and immediately turn right (south) again on 4160 rd. Quarter mile down the road on the east. Long grave drive next to the blue house.

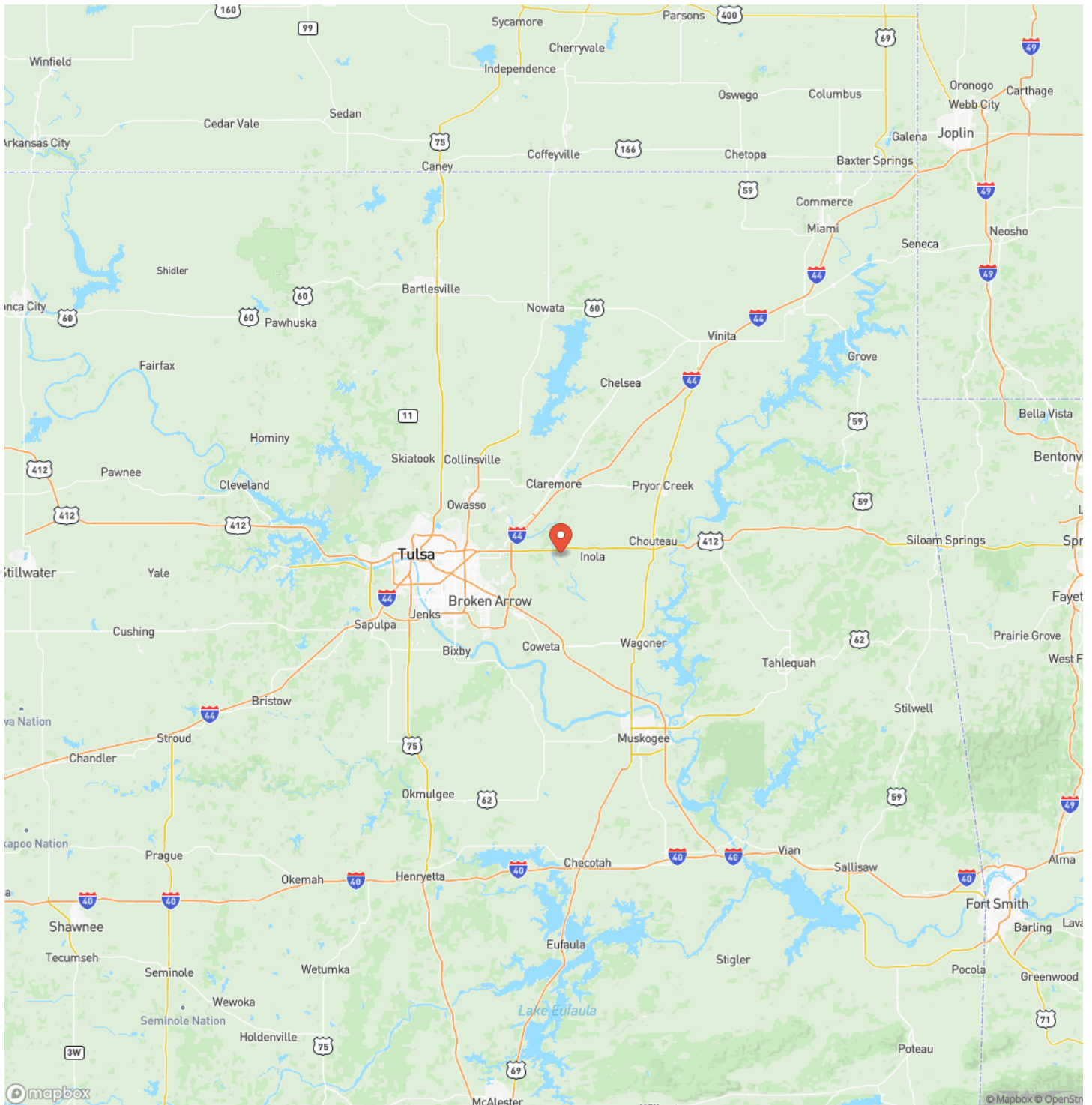
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Locator Map

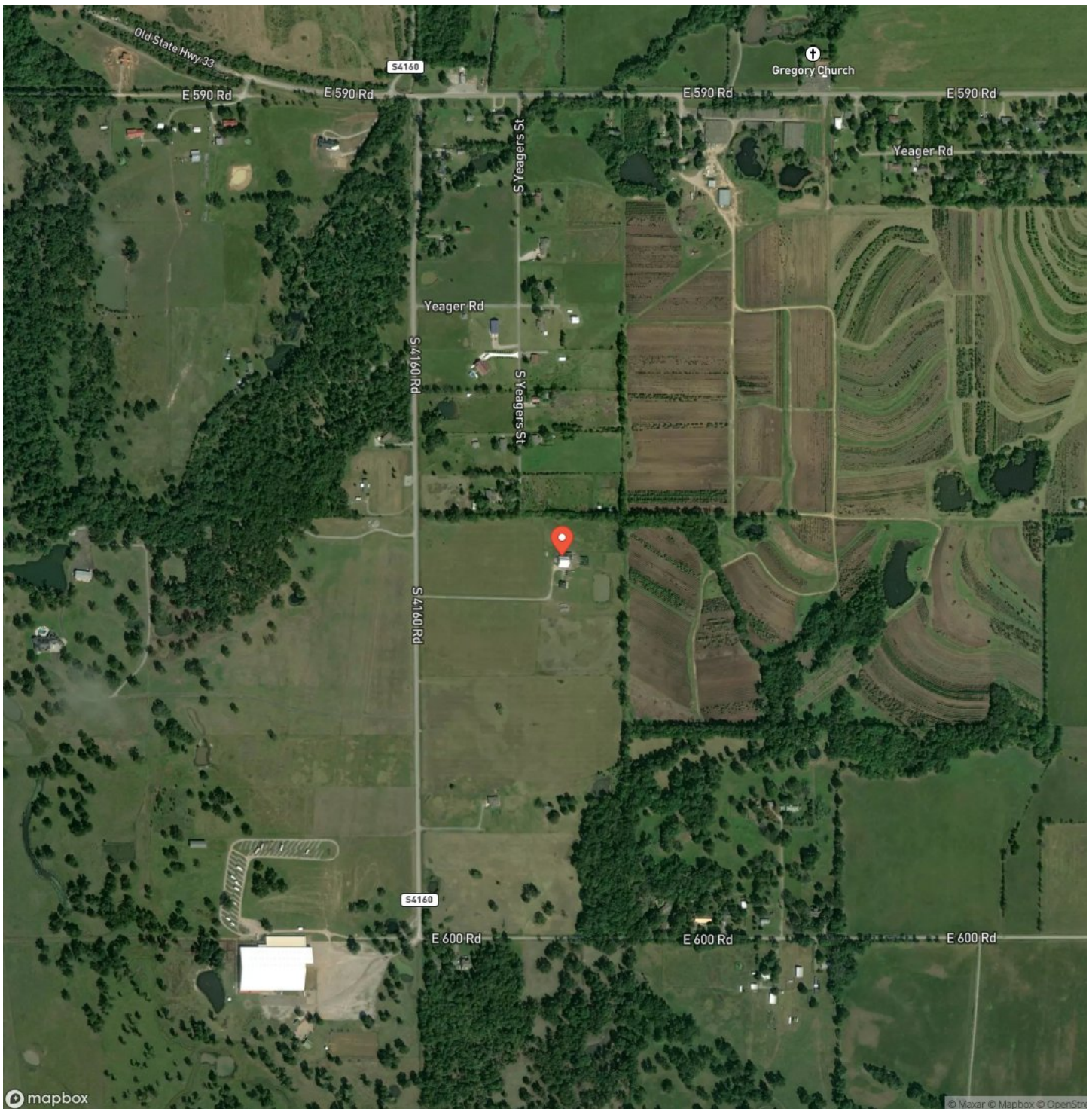


Locator Map



MORE INFO ONLINE:

Satellite Map



Inola 10 Acre Business Opportunity

Inola, OK / Rogers County

LISTING REPRESENTATIVE

For more information contact:



Representative

James Steed

Mobile

(918) 284-5094

Email

James@g7ranches.com

Address

City / State / Zip

Tulsa, OK 74137

NOTES

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This image shows a single 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.

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, 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 relation 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.

G7 Ranches
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