SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

416 LAWSON BLVD

COMMERCIAL BUILDING ON 0.41± ACRE LOT

PUSHMATAHA COUNTY, OK

$199,999

OFFICE (479) 588-1034 | WWW.SMALLTOWNPROPERTIES.COM

416 LAWSON BLVD

PROPERTY PROFILE

LOCATION:

- 416 Lawson Blvd
  Clayton, OK 74536
- Pushmataha County
- 4.7± Miles NW of
  Clayton Lake State Park
- 13.2± Miles SE of Sardis Lake
- 34.9± Miles NE of Antlers
- 45.5± Miles SW of
  Billy Creek Recreation Area
- 67± Miles NW of
  Broken Bow Lake
- 181± Miles NE of Dallas, TX
- 185± Miles SE of Oklahoma City

COORDINATES:

- 34.5898, -95.3527

PROPERTY USE:

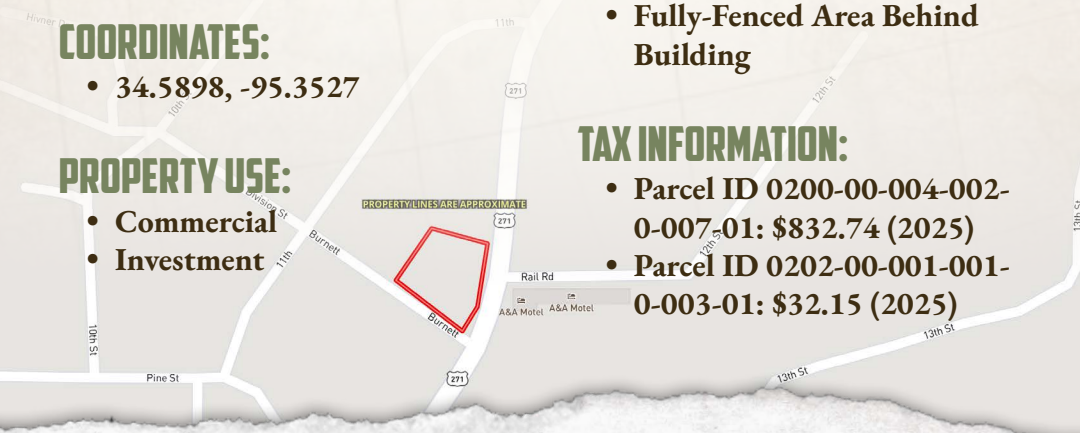
- Commercial
- Investment

PROPERTY INFORMATION:

- 0.41± Acre Commercial Lot
- 4,000± SqFt Building
  - Established Laundromat
  - 17 Washers & 26 Dryers
  - 3 Standby Washers
  - 1 Triple-Load Washer
  - 1 Triple-Load Dryer
  - Vacant Office Space
  - Surveillance System
  - HVAC
  - 2 Bathrooms
  - Workshop/Storage Room
- Fully-Fenced Area Behind Building

TAX INFORMATION:

- Parcel ID 0200-00-004-002-0-007-01: $832.74 (2025)
- Parcel ID 0202-00-001-001-0-003-01: $32.15 (2025)



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LUKE ALSTON, ALC | EXECUTIVE BROKER - AR
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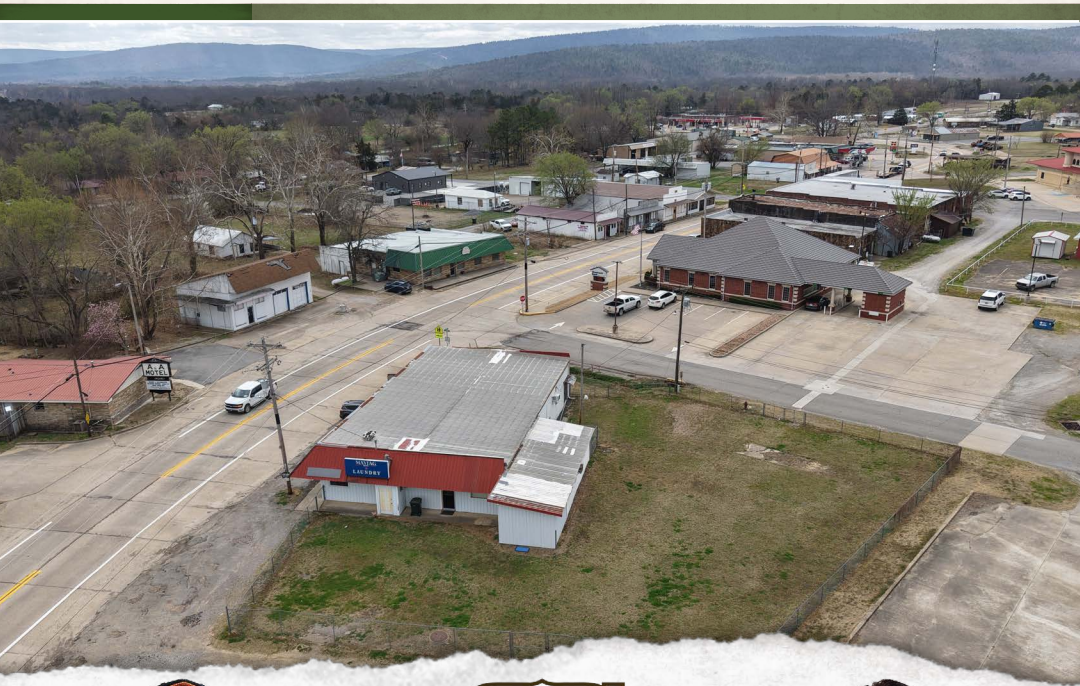
5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 416 LAWSON BLVD

TAKE ADVANTAGE OF THE OPPORTUNITY TO OWN AN EXISTING BUSINESS. This well-established laundromat is a turnkey business ready for new owners and new opportunities. Situated on a spacious, well-maintained 0.41± acre commercial lot in the heart of Clayton, Oklahoma, this Pushmataha County property offers excellent visibility in a high-traffic area, providing outstanding exposure for your business.

Inside the laundromat, you'll find 17 washers and 26 dryers, along with three standby washers, a triple-load washer, and a triple-load dryer to help accommodate busy demand. The building itself is nearly 4,000± square feet, providing ample room for customers and daily operations. The property also includes a surveillance system and a newly updated Lennox HVAC system for efficiency and comfort. Two bathrooms are available for customer convenience, and a dedicated workshop and storage room make maintenance and organization simple and efficient.



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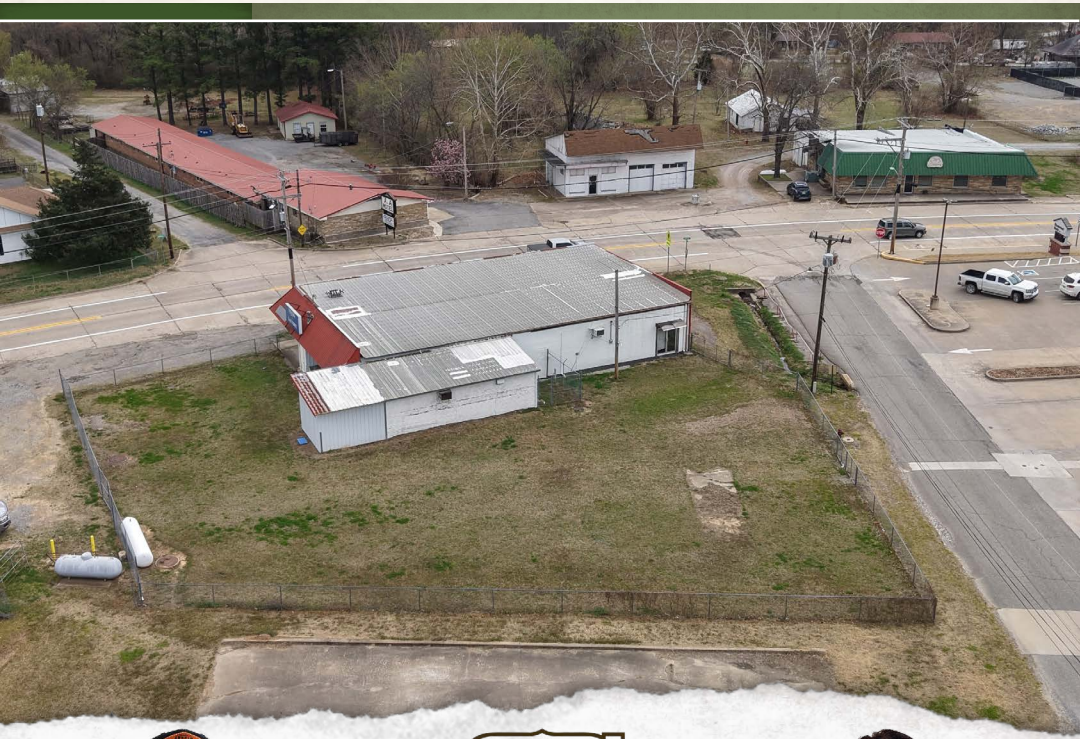
MORE ABOUT 416 LAWSON BLVD

In addition to the laundromat, the building includes a vacant space that can be used as an office, a retail shop, or for your next business venture. This area offers excellent potential to expand services, add a complementary business, or create an additional income stream. For added flexibility, the laundromat and the additional space are equipped with separate electric service.

With an established business, generous square footage, and room for future growth, this commercial property presents a unique opportunity in the heart of Clayton!

Contact Luke Alston or MaRissa Nichols today to schedule a private showing and experience #TheSmallTownWay.



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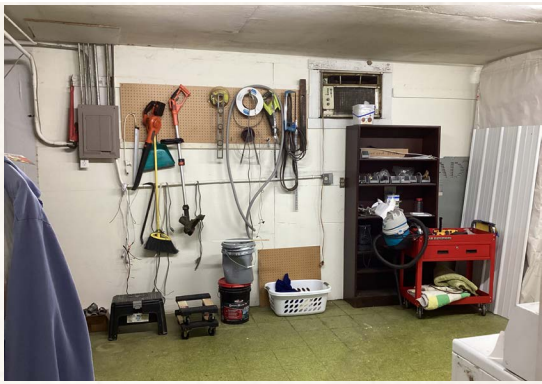

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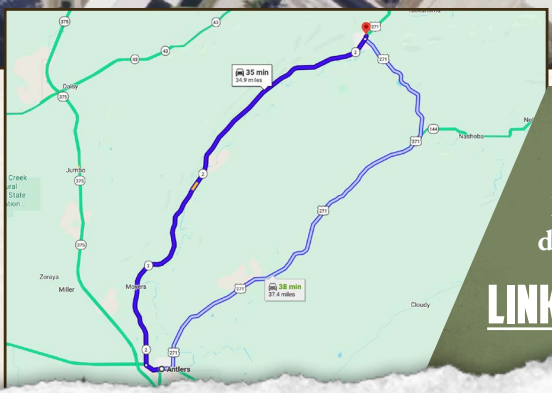
land id. LINK



Directions from Antlers, OK: Travel on OK-2 North for 33.4 miles. Turn left onto North Lawson Blvd to the destination on the left.

LINK TO GOOGLE MAP DIRECTIONS

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