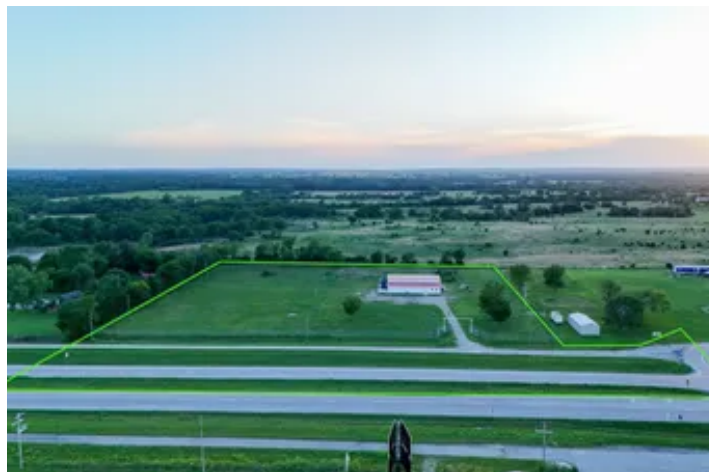


Highway 169 Flex Property
17489 Old Highway Road
Delaware, OK 74027

\$275,000
6.27± Acres
Nowata County



Highway 169 Flex Property
Delaware, OK / Nowata County

SUMMARY

Address

17489 Old Highway Road null

City, State Zip

Delaware, OK 74027

County

Nowata County

Type

Commercial

Latitude / Longitude

36.76357 / -95.631221

Bedrooms / Bathrooms

/ 1

Acreage

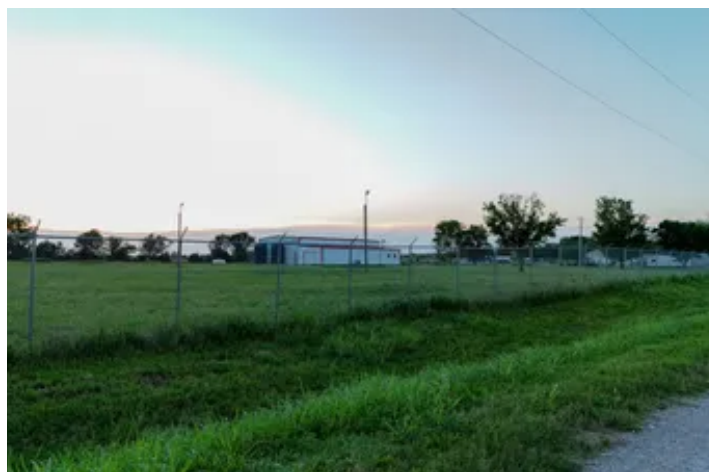
6.27

Price

\$275,000

Property Website

<https://whiteoakrealestate.com/property/highway-169-flex-property/nowata/oklahoma/110176/>



Highway 169 Flex Property Delaware, OK / Nowata County

PROPERTY DESCRIPTION

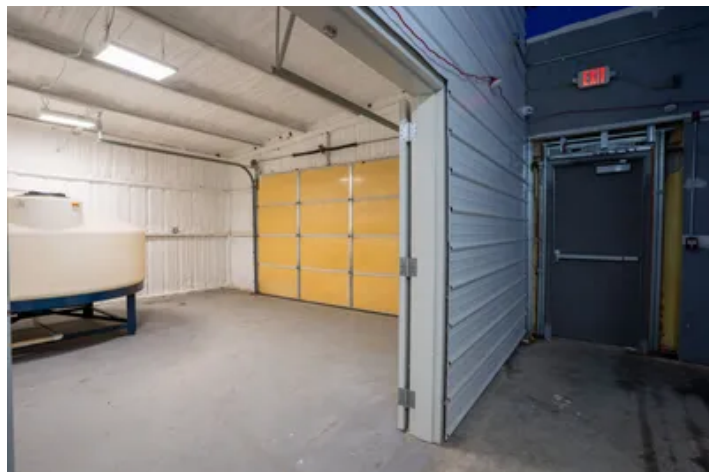
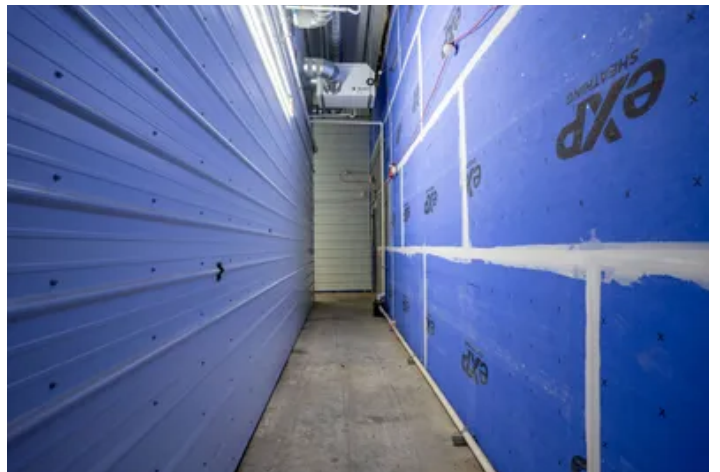
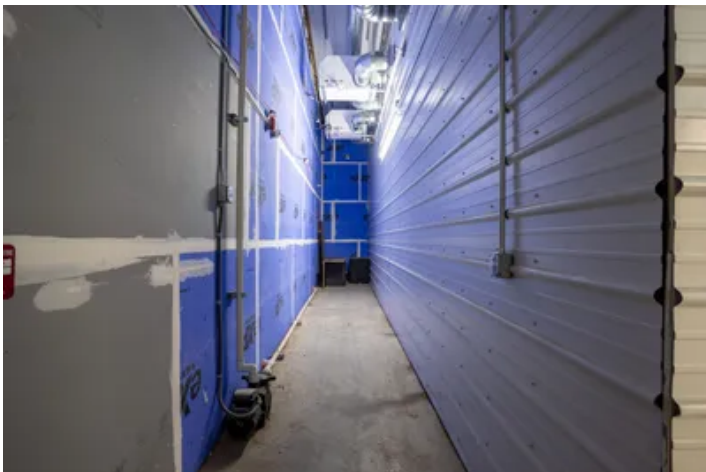
Exceptional opportunity to own a highly improved 6.27± acre (CH) property featuring a fully insulated 4,800 sq ft (CH) metal building designed with functionality, security, and versatility in mind. The building includes office space, a dedicated control room, safe room, full bathroom, security system, and seven HVAC units, making it well-suited for a variety of uses.

The property is fully fenced and benefits from road frontage along the entire east property line, providing excellent access and visibility. Existing infrastructure and improvements create a turnkey opportunity for an owner-user, investor, contractor, or entrepreneur seeking a secure and well-equipped facility.

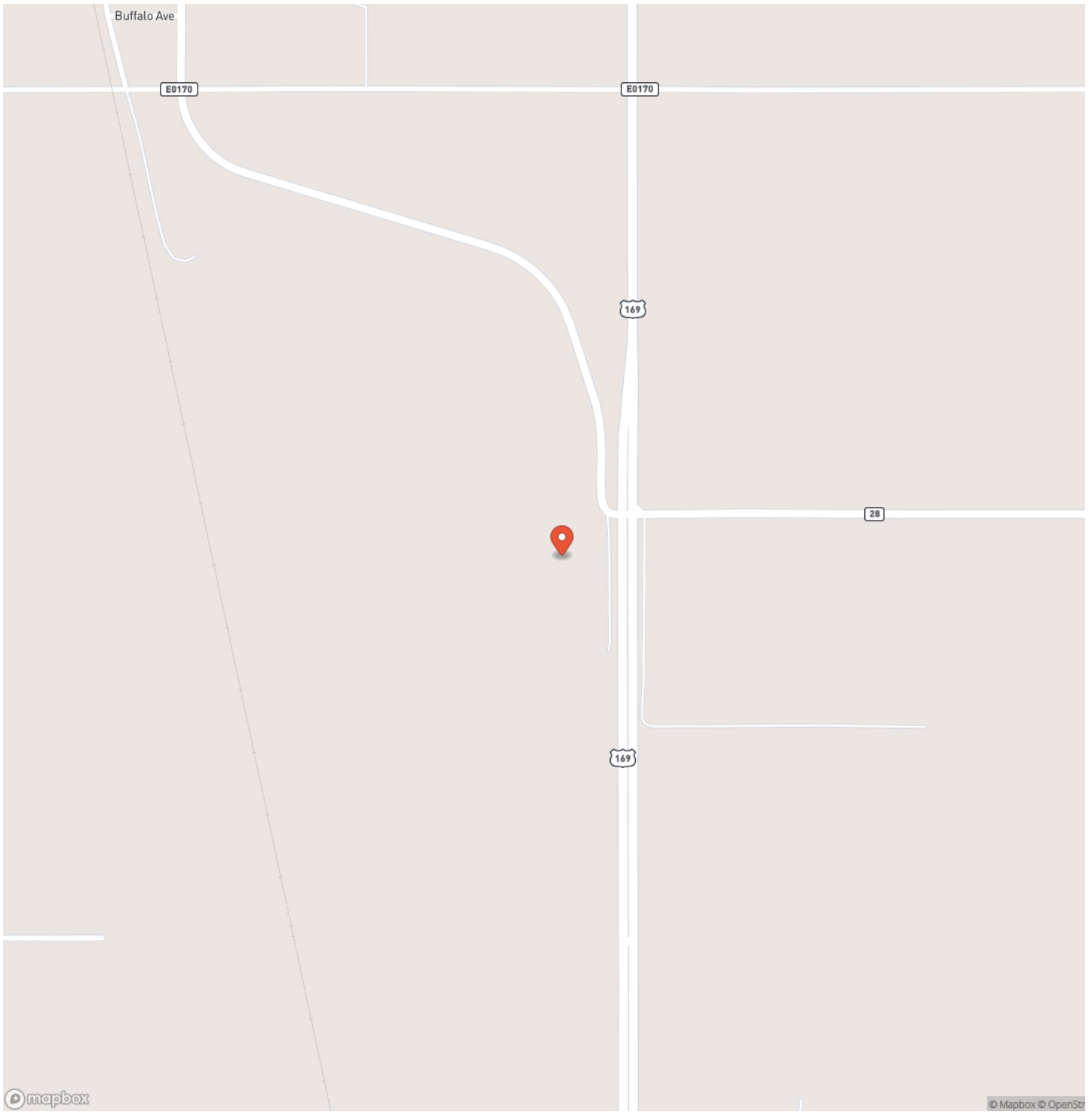
With ample room for equipment, vehicles, expansion, or additional improvements, this versatile acreage offers endless possibilities. Conveniently located with easy access to major highways while maintaining a private rural setting, this property combines functionality, accessibility, and future potential. Buyer to verify all information, zoning, and permitted uses.



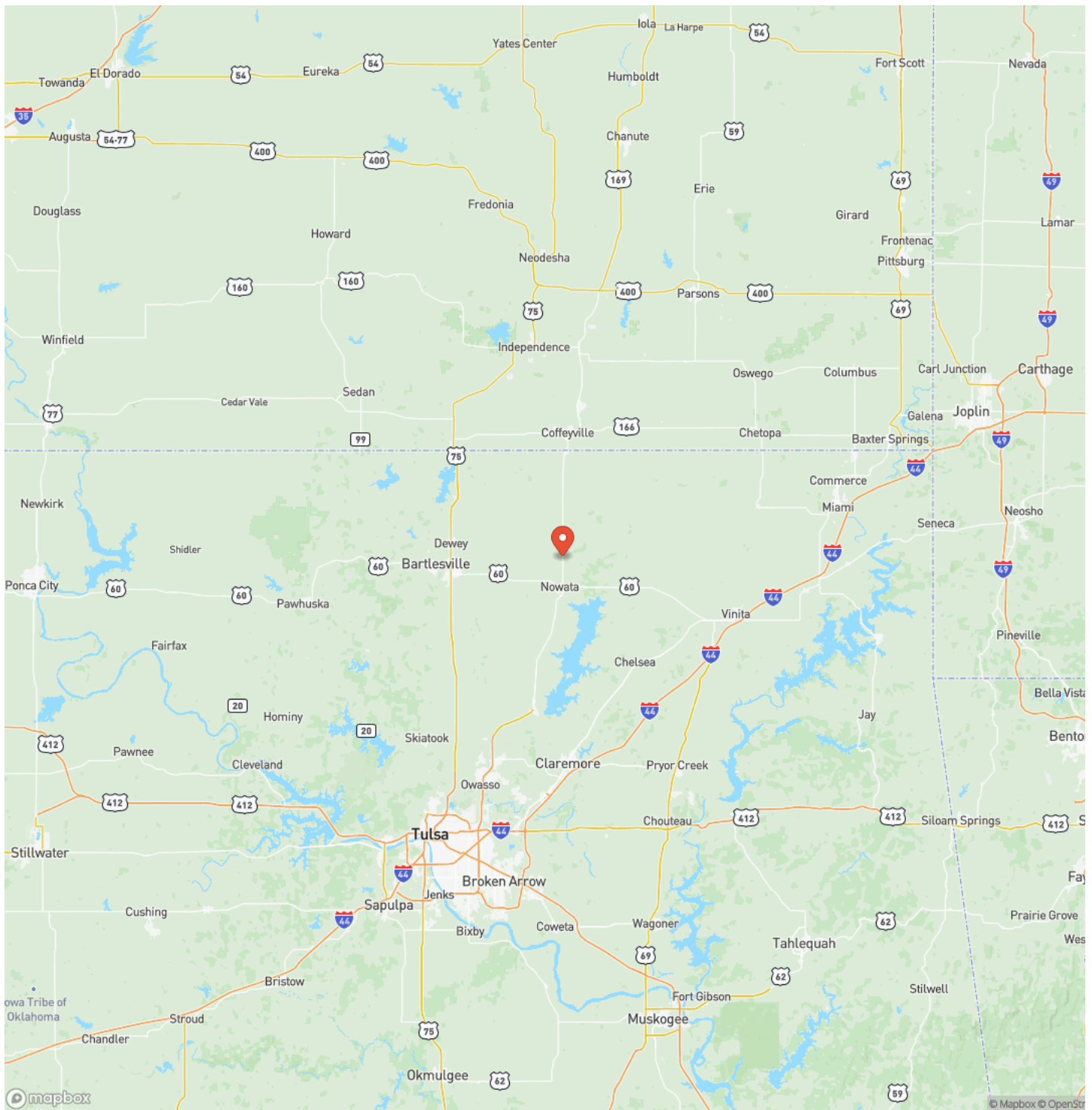
Highway 169 Flex Property
Delaware, OK / Nowata County



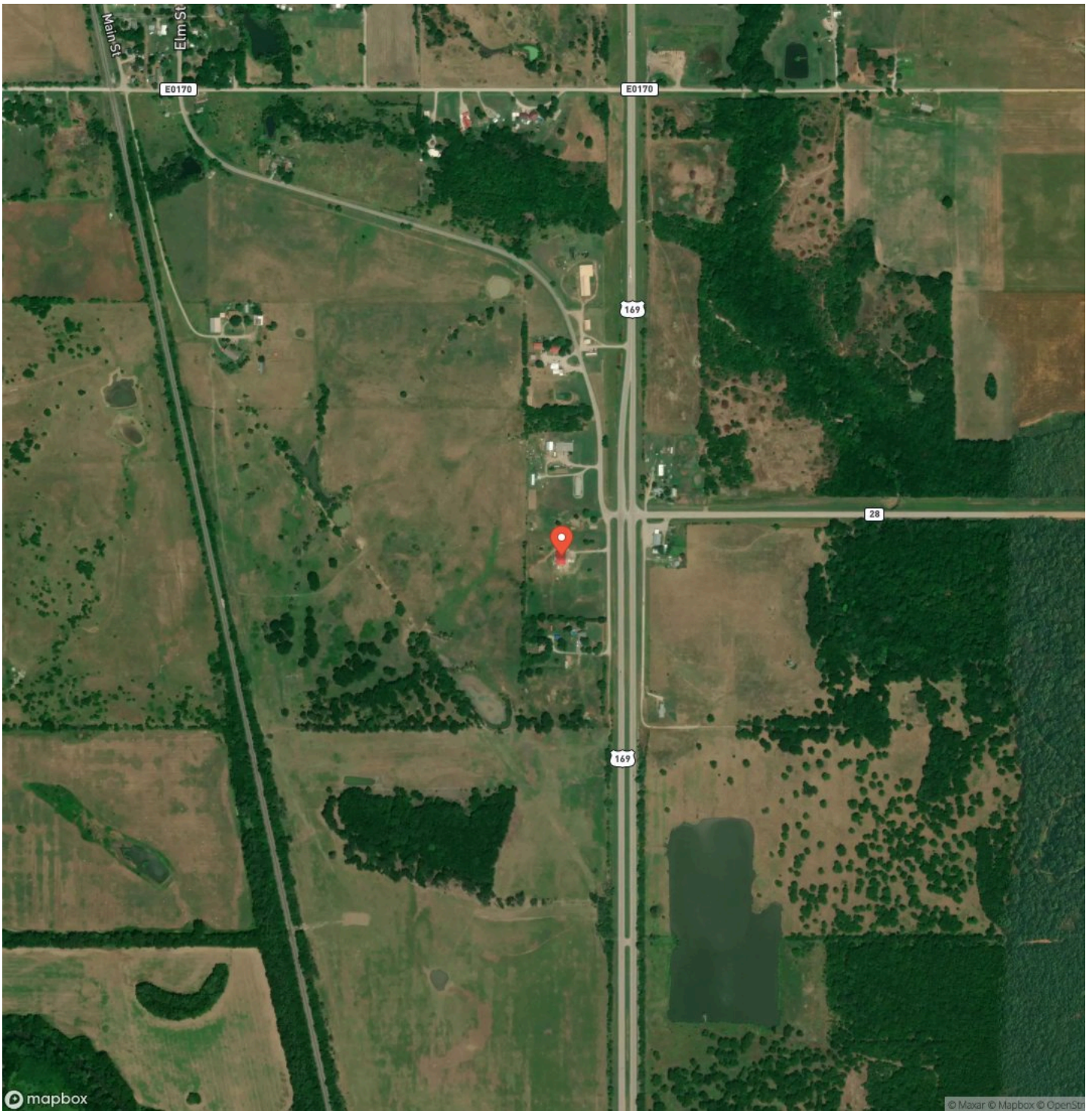
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Boundary lines are approximate and for illustrative purposes only. No representation or warranty is made as to accuracy. Buyer to verify all boundaries by independent survey



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