

704 W. CHOCTAW AVENUE CHICKASHA, OK 73018

Former Body Shop / Industrial Building
For Sale or Lease

5,800 RSF on 0.38 Acres MOL

\$420,000

\$6.00/SF/YR/NNN

NAIRED

COMMERCIAL
REAL ESTATE



NAIRED

405.840.0600
NAIRED.COM

BOB SULLIVAN, CCIM
405.641.9798
RSULLIVAN@CCIM.NET

CLARK EVERETT
405.985.8424
CLARK@NAIRED.COM



PROPERTY HIGHLIGHTS

- Used as Body Shop for Many Years
- (2) 12' Drive In Doors & (1) 10' Drive In Door
- 800 SF Living Quarters Separate
- 800 SF Office
- 800 Amps Power
- 12' Clear Ceiling Height
- Built in 1979
- Zoned: CR (Commercial Restricted)

LOCATION HIGHLIGHTS

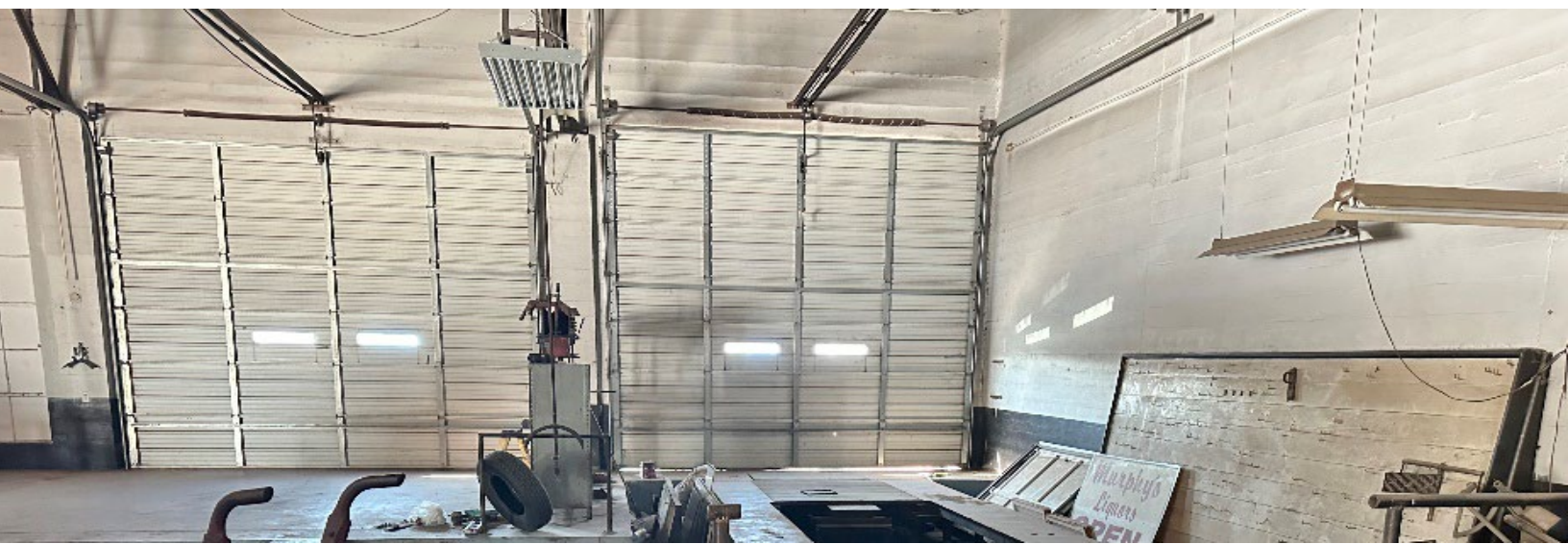
- On Highway 62 in Downtown Chickasha

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	1 MILE	3 MILE	5 MILE
POPULATION	6,383	18,863	21,817
AVERAGE HOUSEHOLD INCOME	\$53,111	\$64,575	\$67,392
TOTAL HOUSEHOLDS	2,304	7,209	8,346






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