



### OFFERING SUMMARY

Sale Price   REDUCED:	\$550,000
Building Size:	11,400 SF
Price / SF:	\$48.25
Year Built:	1891

08042020

### PROPERTY OVERVIEW

This Historic Property located in the heart of Downtown Guthrie is available for sale at a great price. The ground floor is currently occupied by Stacy's Place, a great local restaurant who has been there since 2016. This would be a great opportunity for an investor looking to acquire a historical property with some great upside.

### PROPERTY HIGHLIGHTS

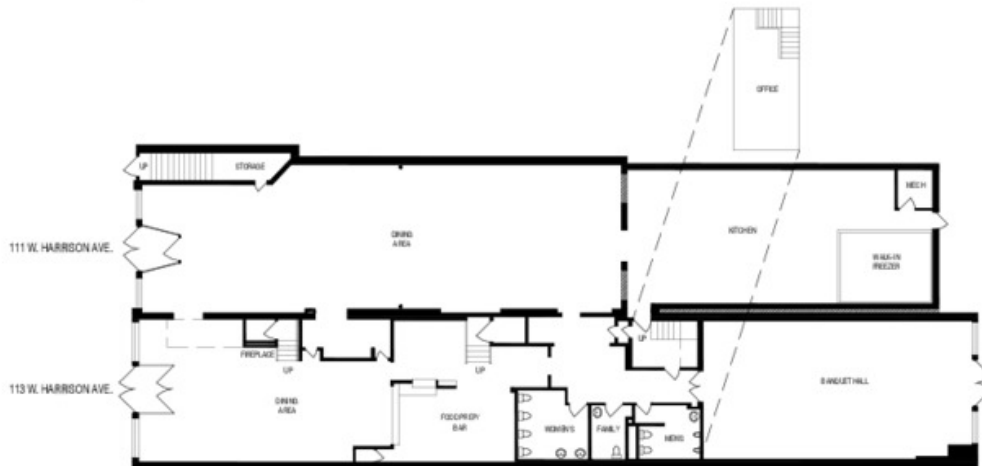
- Great Investment Opportunity
- Upstairs Loft perfect for an owner looking to have an apartment in the heart of downtown Guthrie

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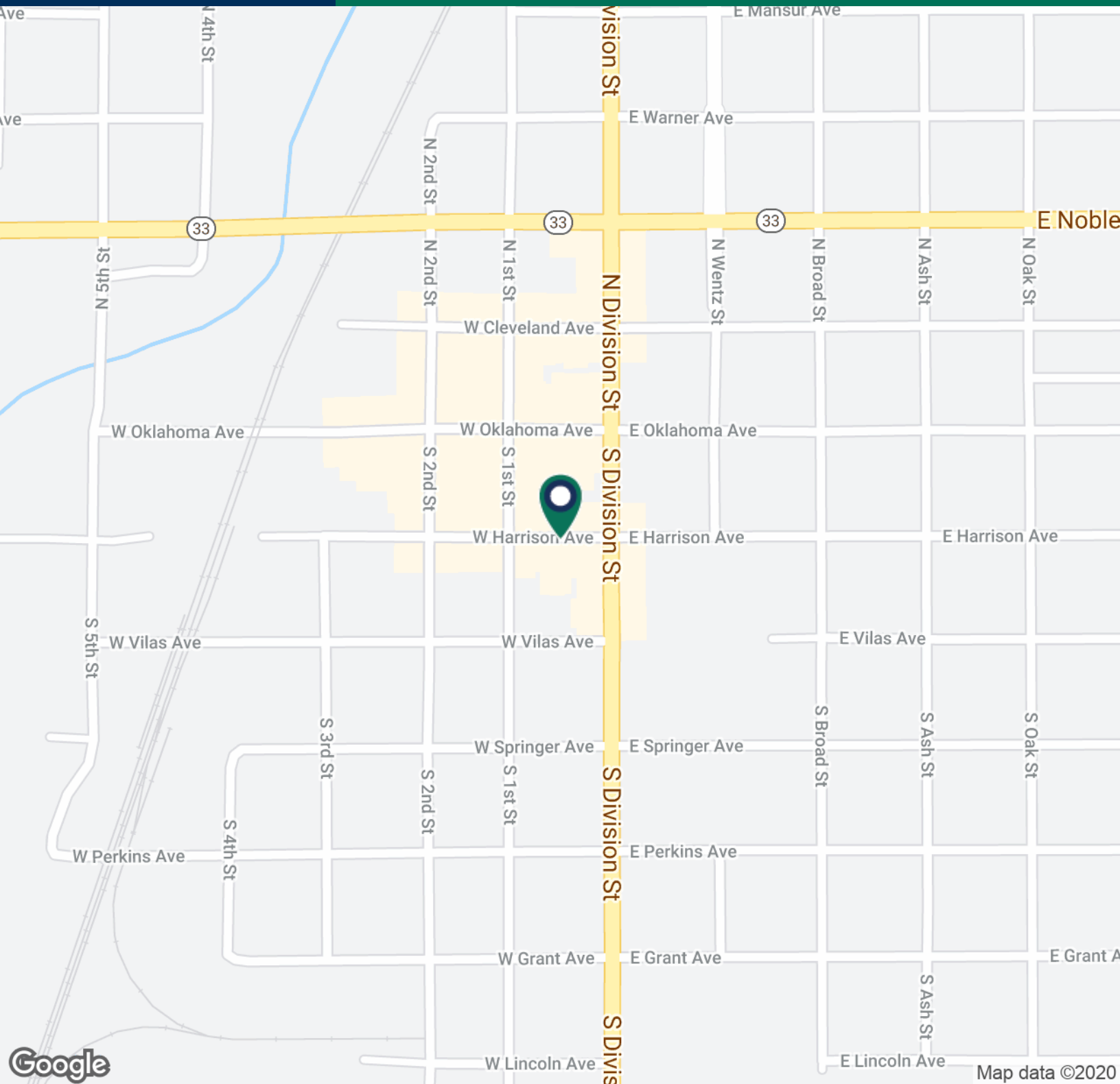
SECOND FLOOR PLAN  
SCALE: 2"=1'-0"



FIRST FLOOR PLAN  
SCALE: 2"=1'-0"

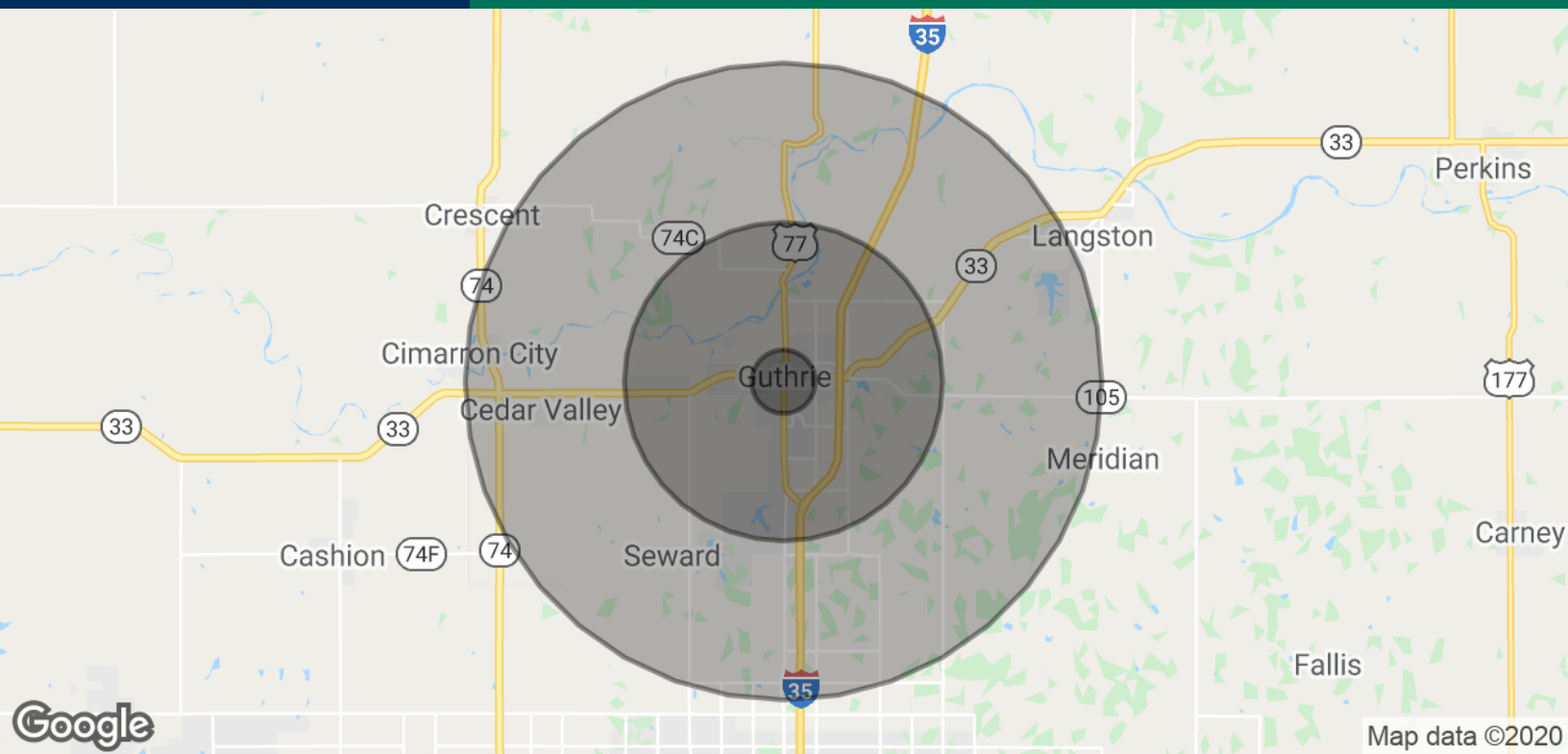
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**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	2,044	16,852	32,261
Average age	29.8	32.4	35.9
Average age (Male)	29.2	31.5	35.0
Average age (Female)	30.2	33.7	37.3

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	793	6,245	11,792
# of persons per HH	2.6	2.7	2.7
Average HH income	\$43,402	\$52,369	\$64,359
Average house value		\$137,541	\$129,631

\* Demographic data derived from 2010 US Census

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