PRICE EDWARDS

111-113 W Harrison Ave | For Sale





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

JACOB SIMON 405.239.1248 jsimon@priceedwards.com priceedwards.com

GIRMA MOANING 405.239.1244 gmoaning@priceedwards.com priceedwards.com

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited.





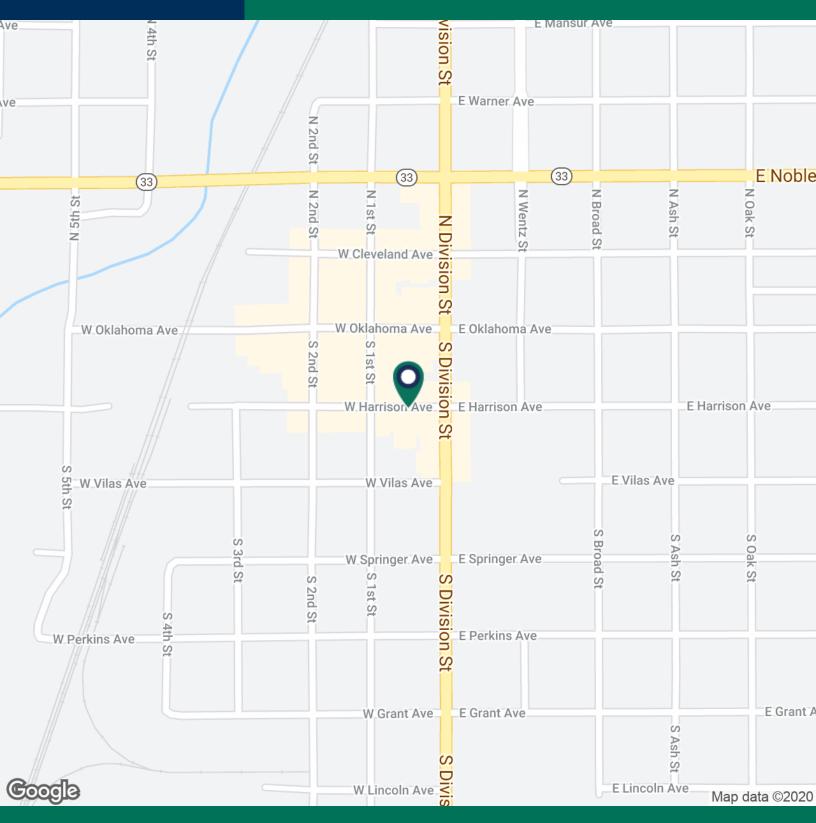
JACOB SIMON 405.239.1248 jsimon@priceedwards.com priceedwards.com GIRMA MOANING 405.239.1244 gmoaning@priceedwards.com priceedwards.com

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited.



111-113 W Harrison Ave | For Sale

111-113 W Harrison Ave, Guthrie, OK 73044

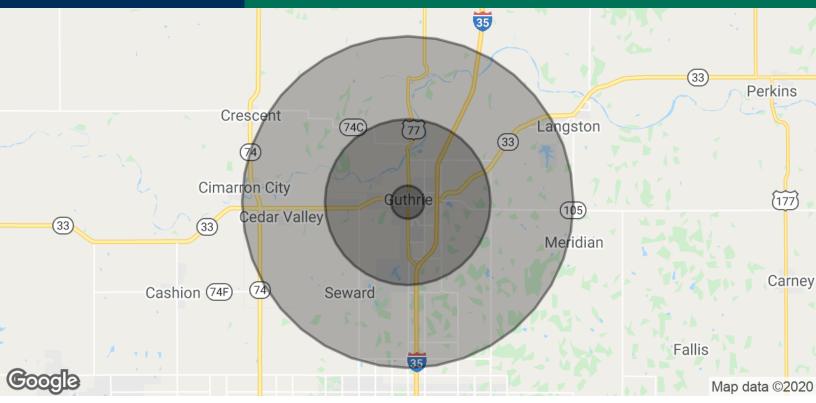


JACOB SIMON 405.239.1248 jsimon@priceedwards.com priceedwards.com GIRMA MOANING 405.239.1244 gmoaning@priceedwards.com priceedwards.com

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited



111-113 W Harrison Ave | For Sale 111-113 W Harrison Ave, Guthrie, OK 73044



POPULATION	1 MILE	5 MILES	10 MILES
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	1 MILE	5 MILES	10 MILES
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 devived from 2010 US Consus			

* Demographic data derived from 2010 US Census

JACOB SIMON 405.239.1248 jsimon@priceedwards.com priceedwards.com GIRMA MOANING 405.239.1244 gmoaning@priceedwards.com priceedwards.com

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibite