

# PRICE EDWARDS AND CO.

# FOR SALE

PRIME COMMERCIAL 5-PLEX INVESTMENT OPPORTUNITY

116 S 2ND ST, GUTHRIE, OK 73044



**ROSHA WOOD**

retail specialist

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O: 405.239.1219 C: 405.902.8181

**Sale Price**

\$650,000



## PRIME COMMERCIAL 5-PLEX INVESTMENT OPPORTUNITY

116 S 2ND ST, GUTHRIE, OK 73044

Building Name	Prime Commercial 5-Plex Investment Opportunity
Property Subtype	Office Building
APN	005100-056013-180000
Building Size	6,500 SF
Lot Size	2,319 SF
Building Class	C
Year Built	1890
Year Last Renovated	2001
Number of Floors	2

Rare investment opportunity in the heart of Guthrie, Oklahoma's historic district! This well-maintained commercial 5-plex offers a unique chance to own a piece of Guthrie's thriving commercial real estate/multi-family market.

Whether you're an experienced investor seeking a reliable income stream or a newcomer looking to enter the thriving Guthrie real estate market, this commercial 5-plex presents an outstanding opportunity. Schedule a showing today to explore the potential of owning this prime investment property in Guthrie, Oklahoma.

## Ground Floor Apartment

Apt A: 1 Bed / 1 Bath

Apt B: 2 Bed / 2 Bath

Apt C: 2 Bed / 2 Bath

Apt D: 1 Bed / 1 Bath



- Location: Situated in downtown Guthrie, offering high visibility and easy access for tenants and customers alike with direct street to door parking
- Building Size: Approximately 6,500 square feet of versatile space spanned across two stores
- Unit Configuration: Four apartments, one ground floor commercial space
- Historic Charm: Preserving the charm of Guthrie's historic architecture while featuring modern amenities and updates, built in 1890, renovated in 2001
- Parking: Convenient off-street parking for tenants and visitors
- Stable Income Potential
- Upside Potential: Opportunity for rent increases in alignment with market trends
- Low Maintenance: Well-maintained property with minimal upkeep required
- Proximity to Amenities: Close to local shops, restaurants, and attractions, enhancing tenant appeal

NDA Required

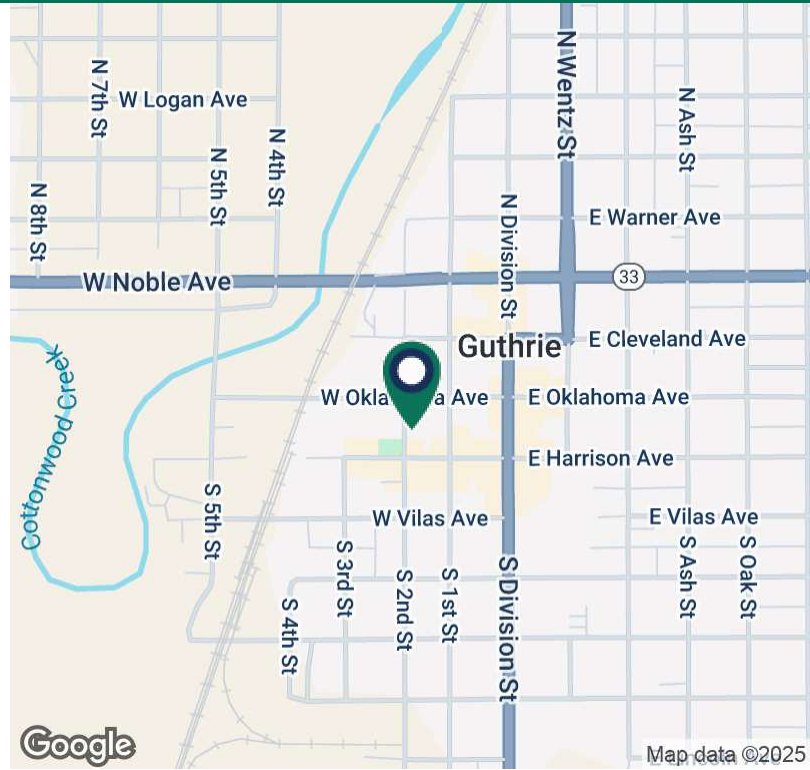
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## COMMUNITY OVERVIEW

Guthrie, Oklahoma, renowned for its rich history and vibrant community spirit, offers a supportive environment for businesses and residents alike. With easy access to major highways and a short commute to Edmond and Oklahoma City, Guthrie combines small-town charm with urban conveniences.

Whether you're an experienced investor seeking a reliable income stream or a newcomer looking to enter the thriving Guthrie real estate market, this commercial 4-plex presents an outstanding opportunity. Schedule a showing today to explore the potential of owning this prime investment property in Guthrie, Oklahoma.

NDA Required

## OFFERING SUMMARY

<b>Sale Price:</b>	\$650,000
<b>Number of Units:</b>	5
<b>Lot Size:</b>	2,319 SF
<b>Building Size:</b>	6,500 SF

## ROSHA WOOD

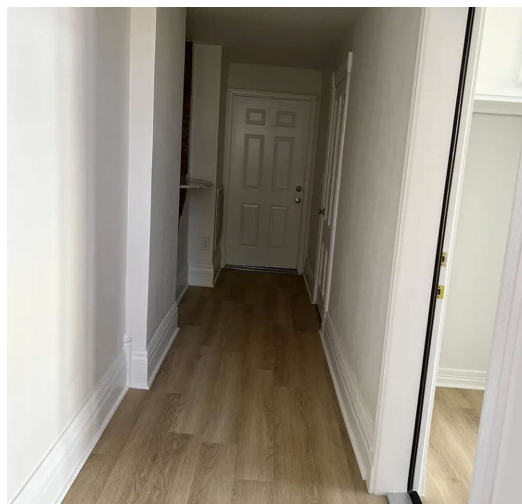
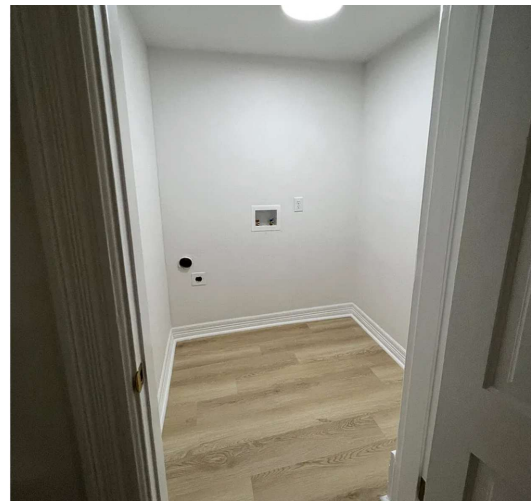
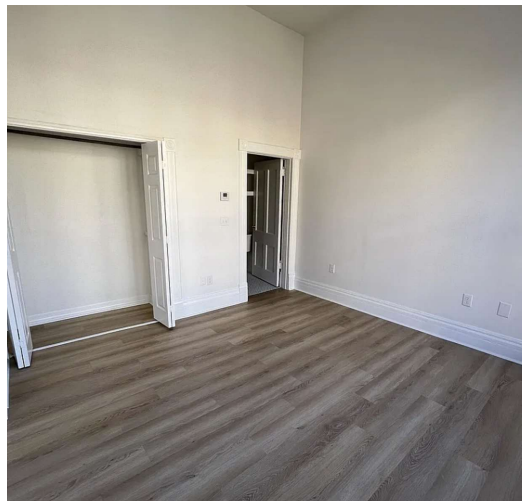
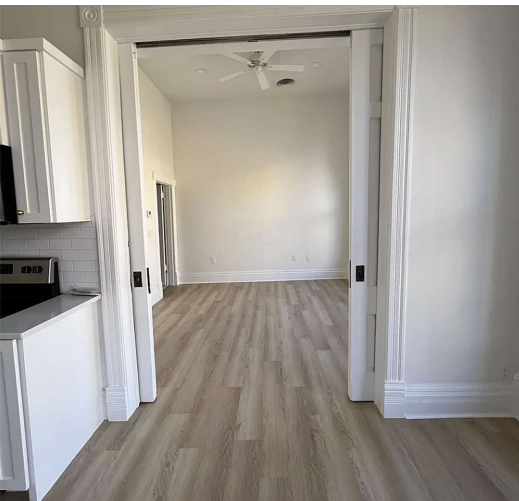
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116 S 2ND ST, GUTHRIE, OK 73044 | APT D



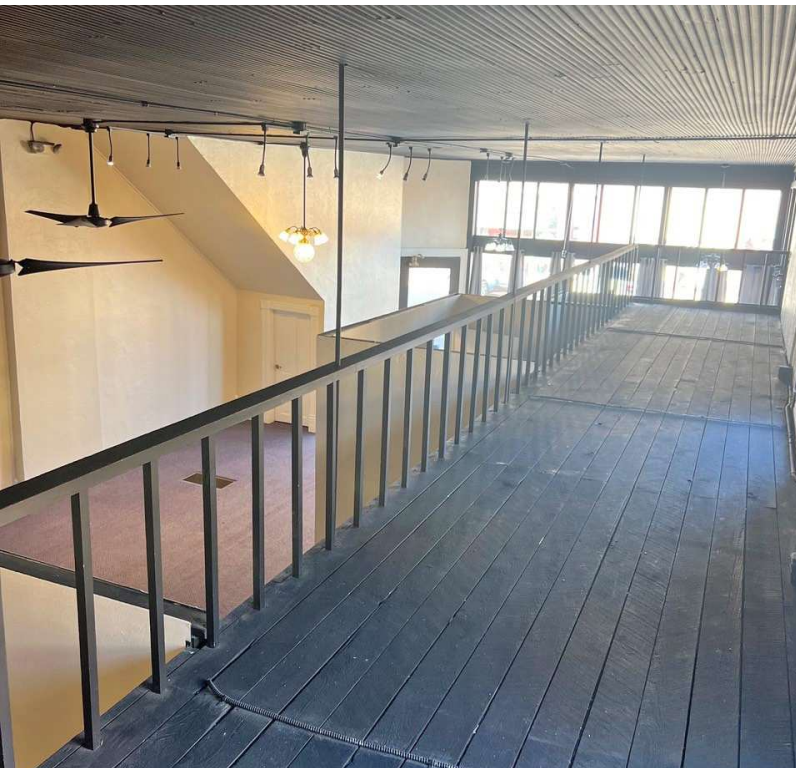
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PRIME COMMERCIAL 5-PLEX INVESTMENT OPPORTUNITY 116 S 2ND ST, GUTHRIE, OK 73044| COMM'L SPACE



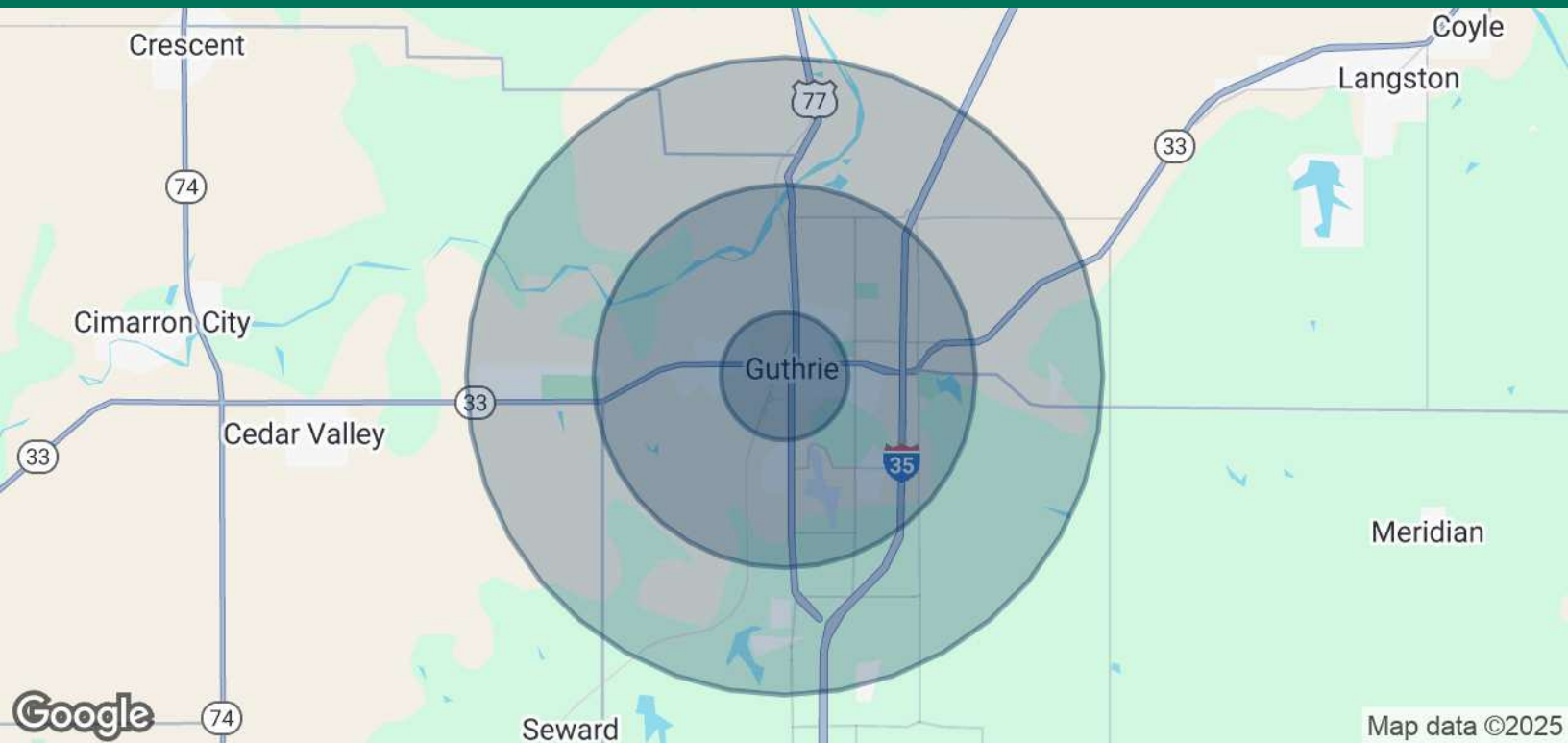
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,304	11,440	15,870
Average Age	40	40	41
Average Age (Male)	38	38	39
Average Age (Female)	42	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,726	4,439	6,040
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$76,509	\$76,737	\$90,205
Average House Value	\$170,339	\$182,504	\$204,147

Demographics data derived from AlphaMap

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