



## OFFERING SUMMARY

Sale Price:	\$895,000
Building Size:	15,000 SF
Price / SF:	\$59.67
Year Built:	1904
Renovated:	2009
Market:	Enid

## PROPERTY OVERVIEW

Built in 1904, this former mercantile building in downtown Enid boasts a fully renovated commercial ground floor and a 2nd floor luxury residential loft. Ground floor includes several enclosed studios, two full restrooms and an open floor for cardio and weights. Upstairs loft is approx. 5,500 SF of finished space + climate controlled storage, 3 bedroom, 3.5 bath with two living areas for entertaining. High end cabinetry and islands in the kitchen anchor the open floor plan.

This building could be easily renovated for a 2nd floor office user and has an elevator installed for access.

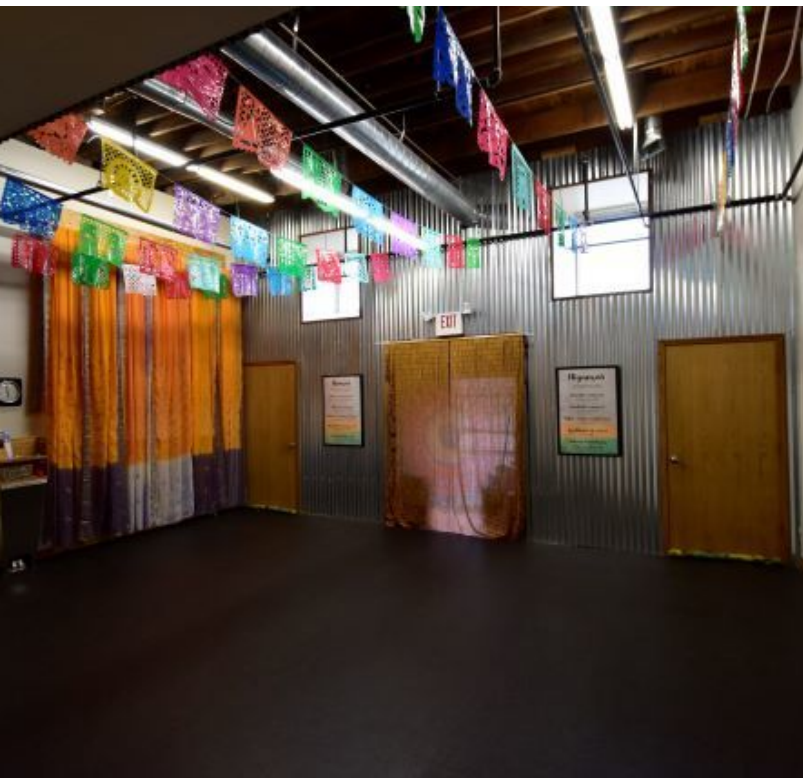
Gym business is not included in the sale, but leaseback opportunity is available.

## PROPERTY HIGHLIGHTS

- Downtown Enid with views of the square
- Beautifully restored with modern mechanical & electrical
- Elevator
- Ground floor tenant
- 2nd floor is move-in ready residential or easily renovated for office

**ALLISON BARTA BAILEY**  
405.239.1245  
abailey@priceedwards.com  
priceedwards.com



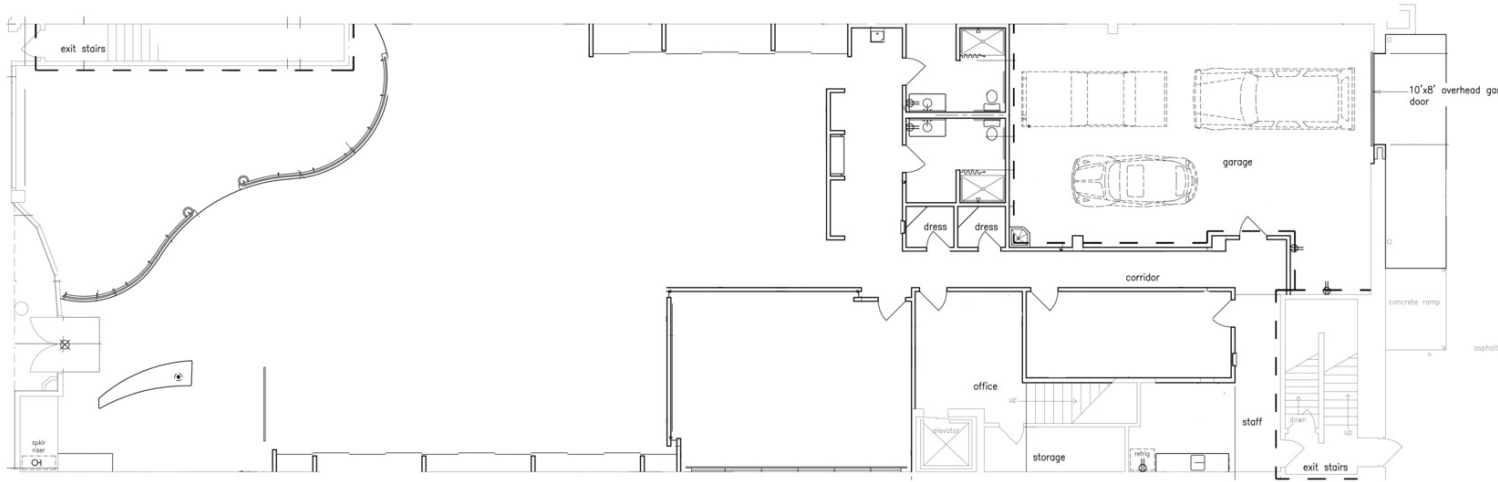


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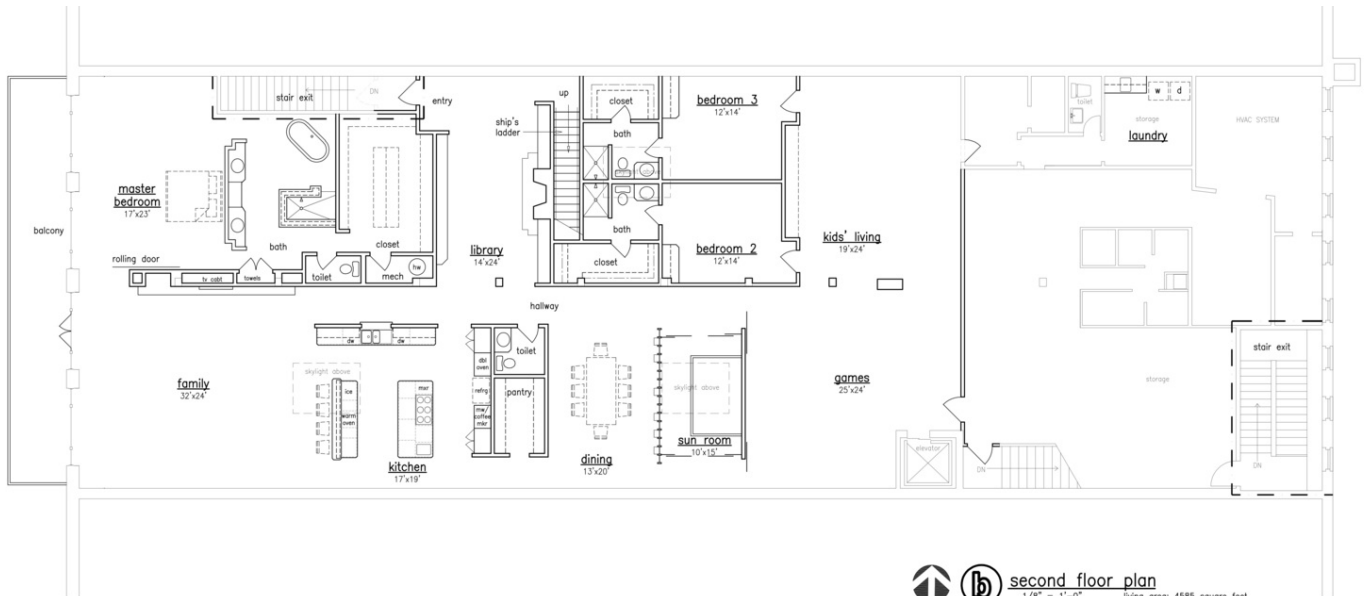






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  **ground floor plan**  
1/8" = 1'-0"

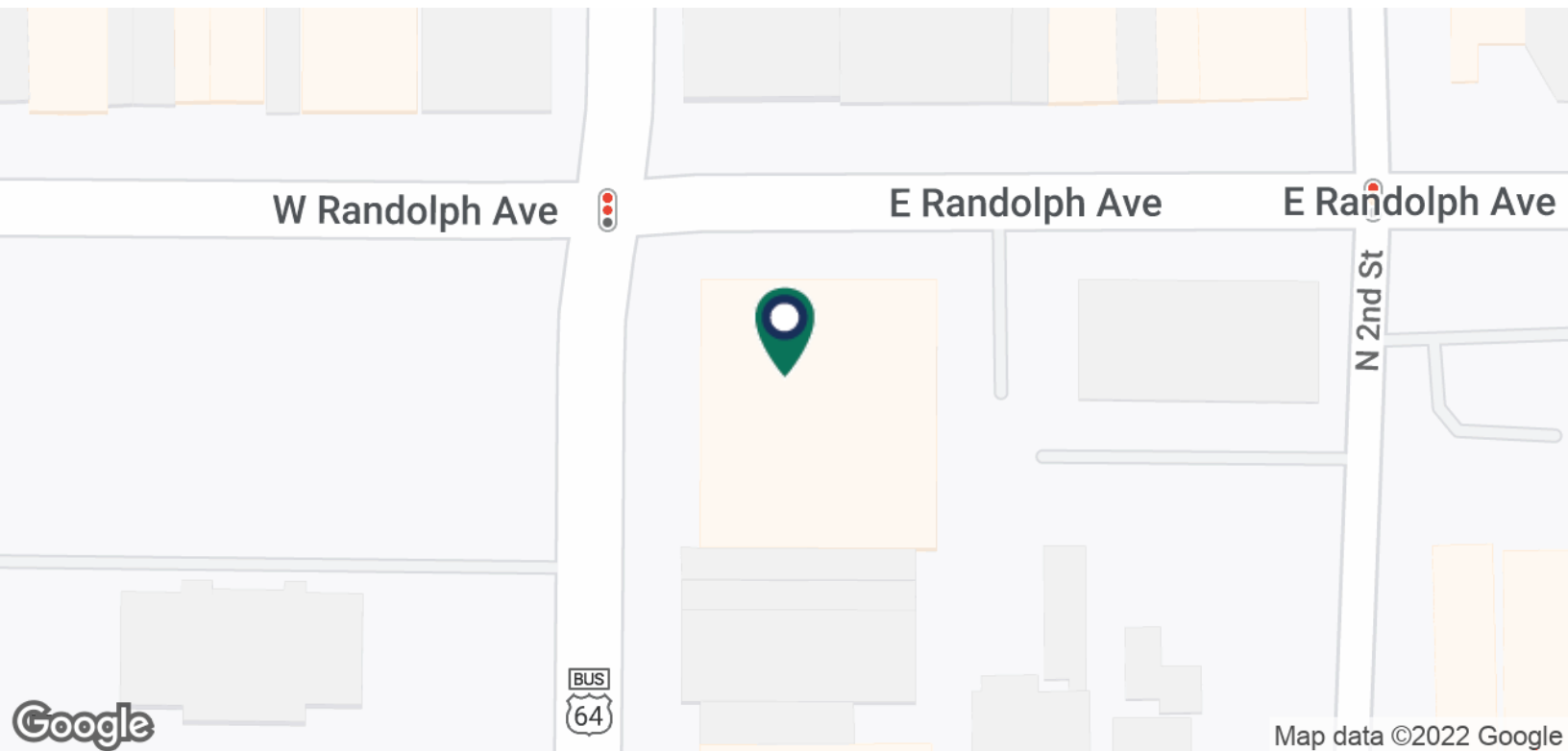
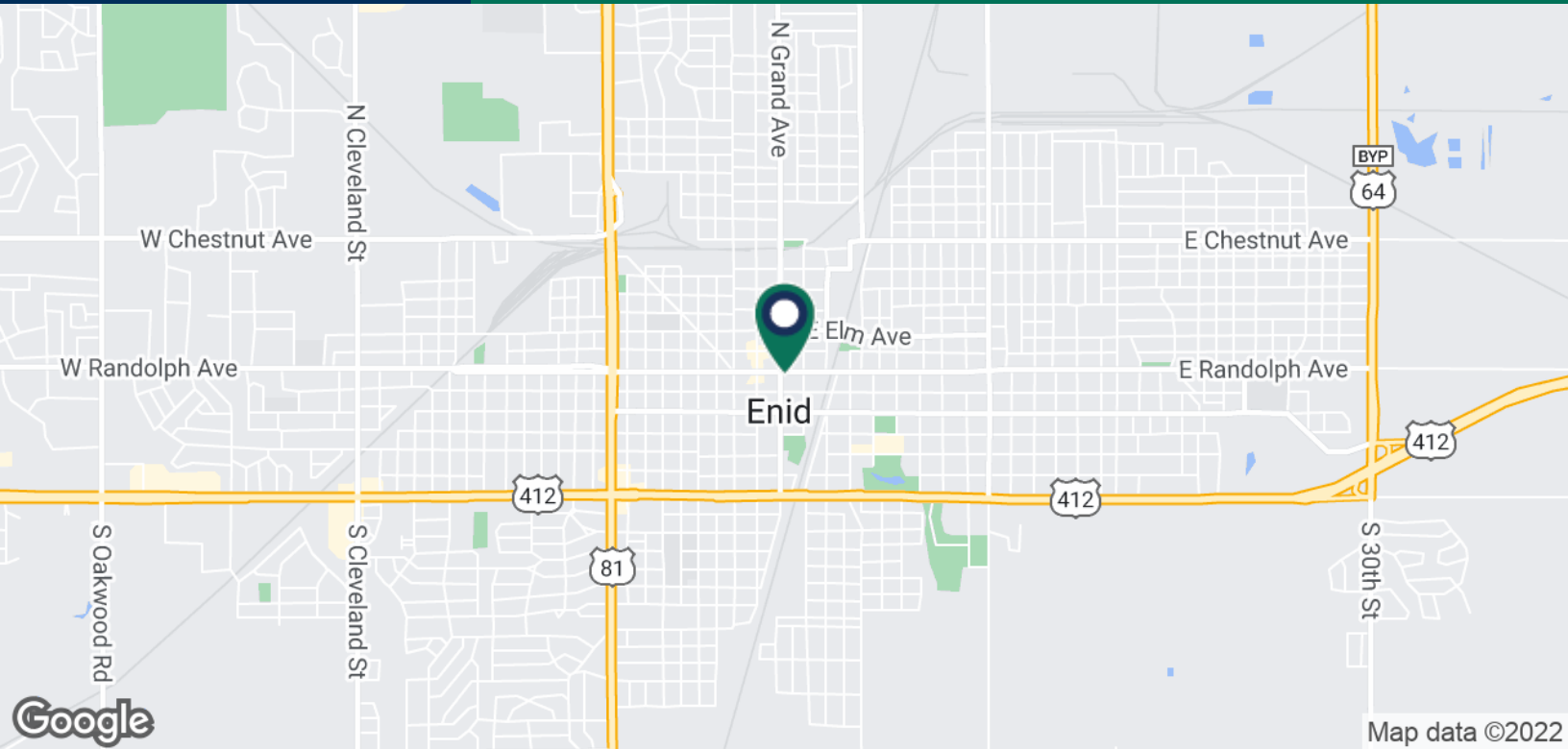


  **second floor plan**  
1/8" = 1'-0" living area: 4585 square feet

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# Downtown Enid Mixed-Use Building

117 N Grand Ave, Enid, OK 73701



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