



OFFERING SUMMARY

Sale Price:	\$545,000
Building Size:	14,800 SF
Price / SF:	\$36.82
Zoning:	C-2 Highway Commercial and Commercial Recreation District

LOCATION OVERVIEW

Located in the NW corner of W 20th Street and S Washington Avenue in Elk City. Less than one mile from I-40.

PROPERTY HIGHLIGHTS

- 14,800 SF on 2.94 AC, fenced and gated gravel yard
- Close proximity to I-40
- 2,200 SF, newly renovated office
- Original warehouse (8,600 SF) 12-16ft clear height
- Newer warehouse (4,000 SF) 18-21ft clear height
- Zoned C-2- Highway Commercial and Commercial Recreation District
- 5 grade level doors (12x9)
- 3 phase 240 power in warehouse
- Ventilation and overhead heat in warehouse
- Two 200 amp panels in office
- Server room

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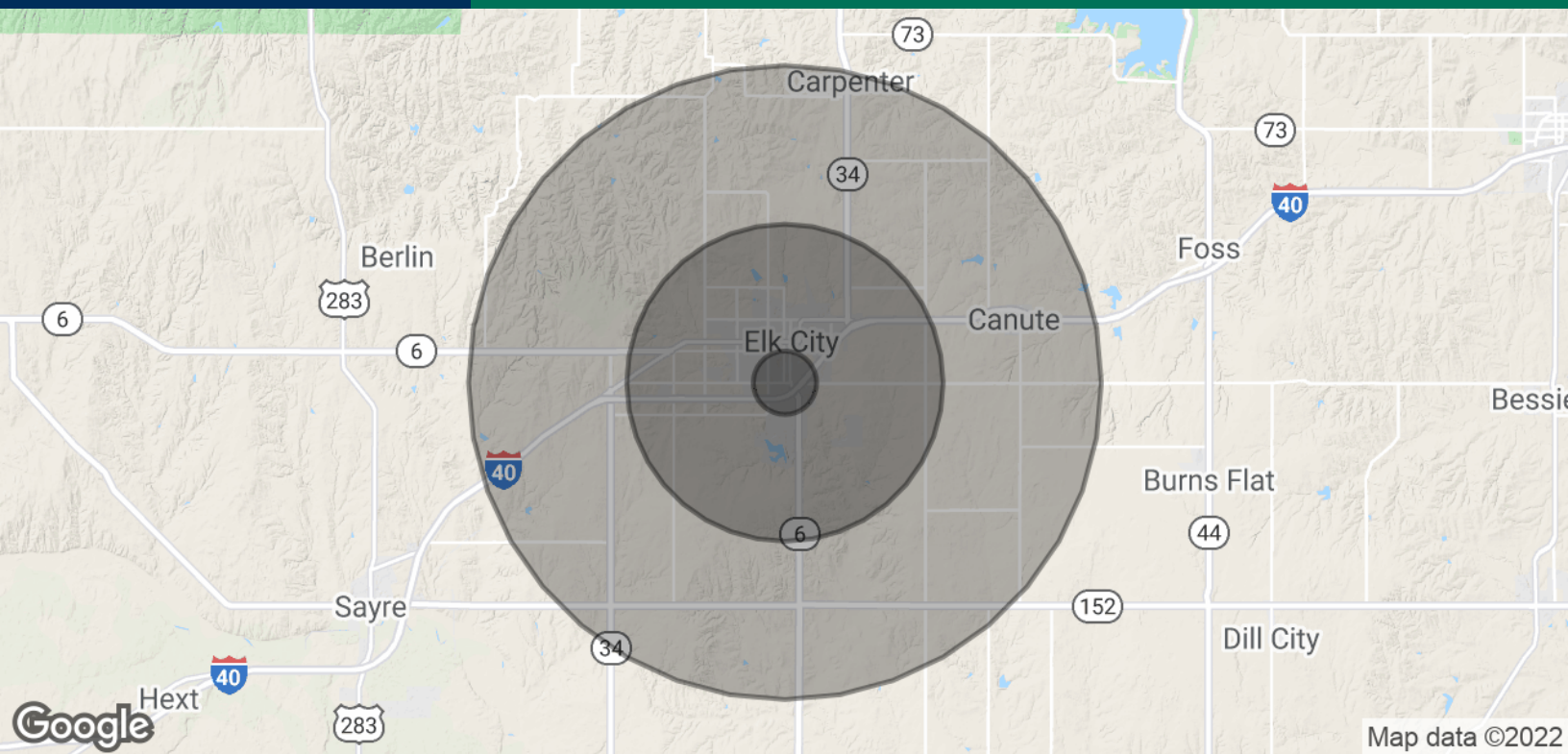
Industrial Building For Sale

315 W 20th St., Elk City, OK 73644



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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	515	7,921	17,514
Average age	30.7	31.4	32.6
Average age (Male)	30.1	29.9	30.2
Average age (Female)	32.1	33.9	36.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	191	2,869	6,188
# of persons per HH	2.7	2.8	2.8
Average HH income	\$54,060	\$55,362	\$56,646
Average house value		\$109,279	\$102,072

* Demographic data derived from 2010 US Census

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