

VFW OF CARNEGIE POST 1124 25 EAST 1ST STREET CARNEGIE, OK 73015



### PROPERTY DESCRIPTION

This 1,947 square foot building offers tremendous potential for an investor or owner-user seeking an affordable entry into commercial real estate. Previously home to the local VFW post, this property carries a legacy of community gathering and service, ready for its next chapter.

At an asking price of just \$35,000 (\$17.98/SF), this property represents one of the most accessible commercial opportunities in the region. The motivated sellers are entertaining all offers, creating an ideal scenario for quick action buyers. Whether envisioned as a community space, retail location, professional office, or creative redevelopment project, this building offers a blank canvas for your vision at an unbeatable price point.

Located on East 1st Street with excellent visibility and accessibility, this property benefits from its downtown location in Carnegie, a community positioned along US Highway 9 between Lawton and Oklahoma City.

### OFFERING SUMMARY

<b>Sale Price:</b>	\$35,000
<b>Building Size:</b>	1,947 SF

### PROPERTY HIGHLIGHTS

- Unbeatable Value: 1,947 SF at only \$17.98 per square foot
- Prominent East 1st Street address in Carnegie's commercial district
- Suitable for retail, office, community space, storage, or creative redevelopment
- Motivated Seller: all reasonable offers will be considered
- Former VFW post
- Immediate Availability: Property is vacant and ready for immediate possession
- No Zoning Restrictions: Carnegie's flexible zoning allows for various commercial and mixed uses

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
<b>Total Households</b>	549	719	1,628
<b>Total Population</b>	1,374	1,798	3,958
<b>Average HH Income</b>	\$71,295	\$73,815	\$72,355

### AARON DIEHL

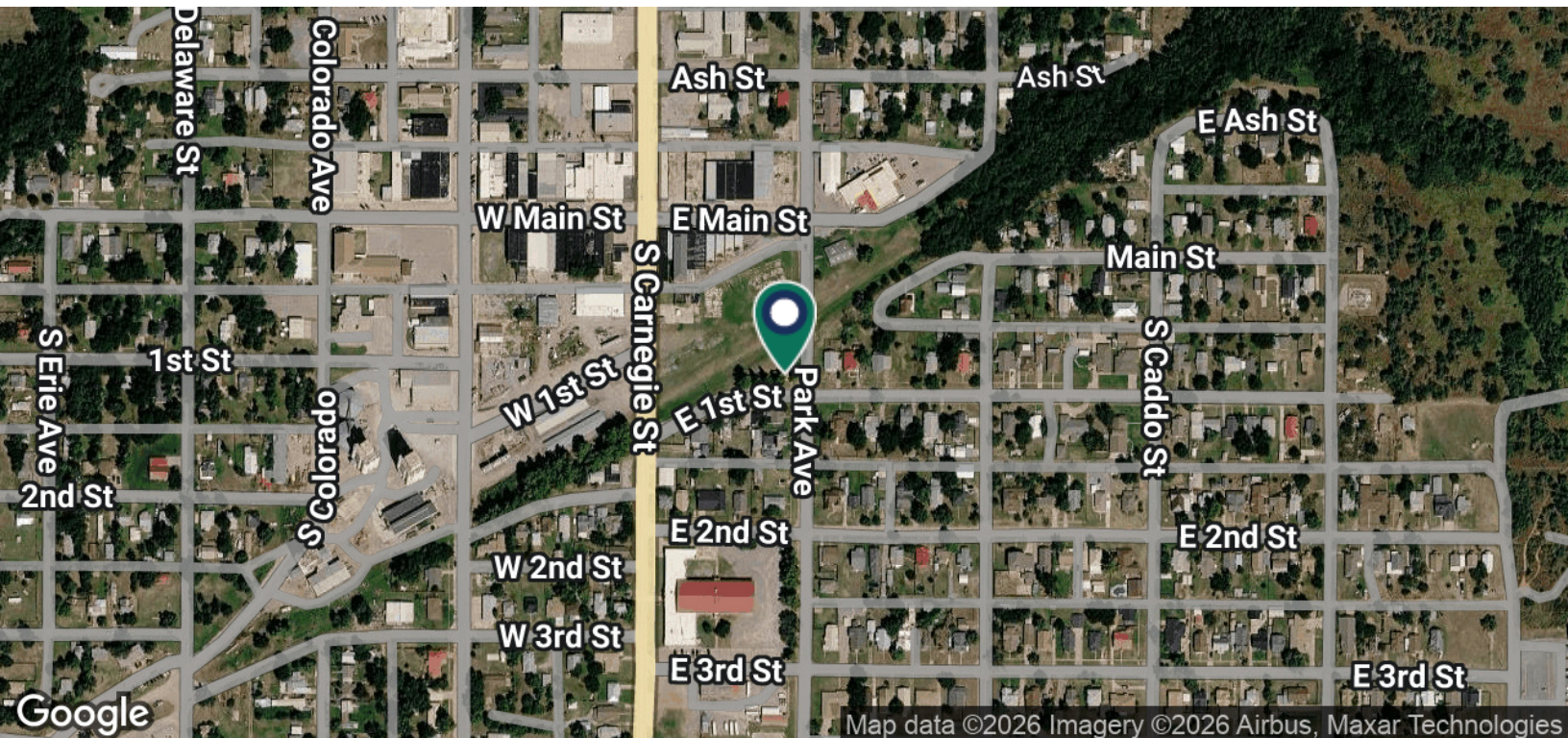
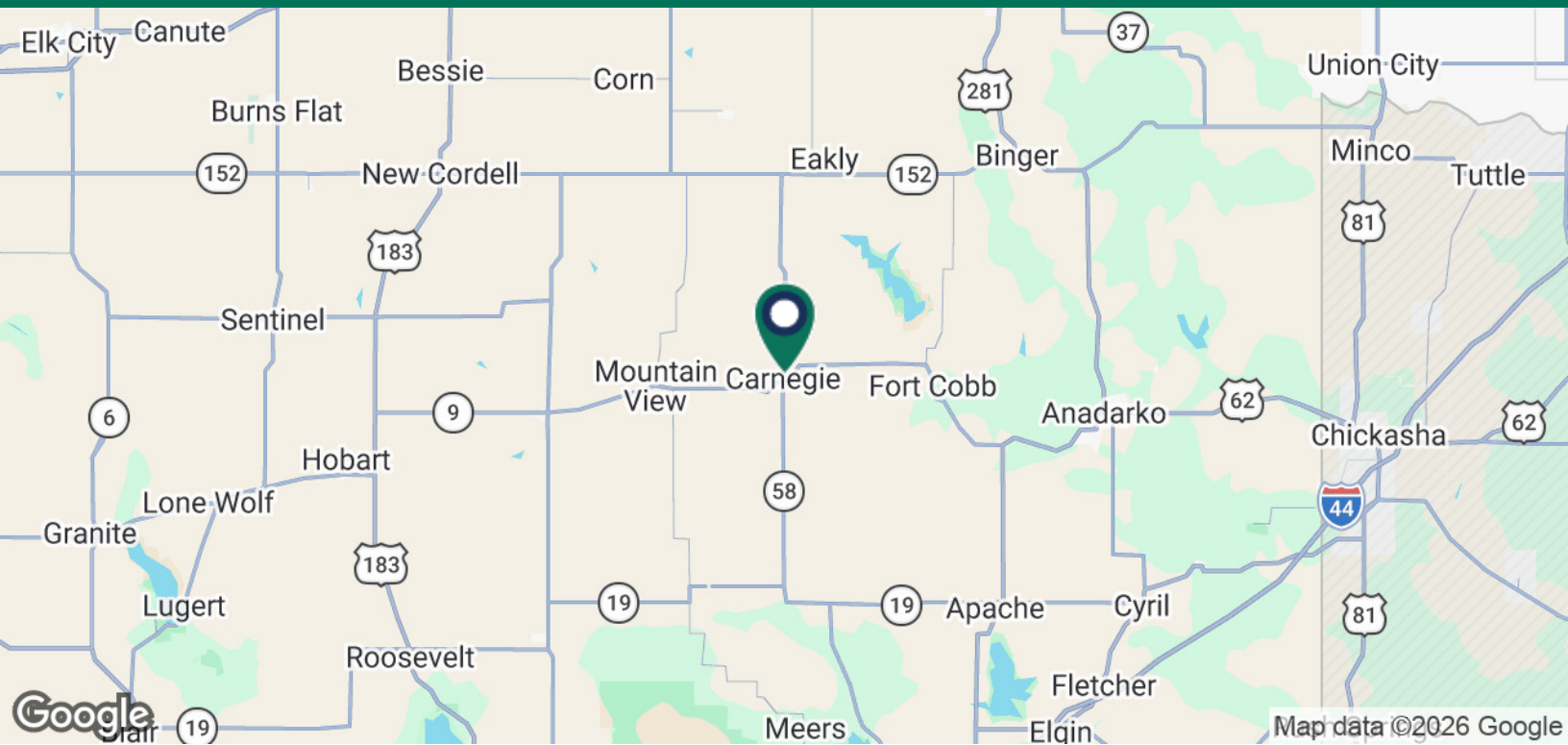
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