



OFFERING SUMMARY

Sale Price:	\$1,750,000
Building Size:	20,900 SF
Lot Size:	0.32 Acres
Price / SF:	\$83.73

PROPERTY OVERVIEW

The historic Hassen Building in downtown Sulphur has been an economic and cultural fixture in the community for years. It has been home to many retail businesses over the years and currently offers a boutique Bed and Breakfast experience. Hotel Sulphur Bed and Breakfast occupies 5,500 SF in the top floor of this vibrant mixed-use property while offering its guest convenient access to the retail amenities downstairs including an Athletic Club, Salon, Massage Therapy, Reflexology and a Pizzeria to name a few.

The property is located one block from the Artesian Hotel/Casino within close proximity to one of the oldest national parks in Oklahoma, The Natural Springs at Chickasaw National Recreation Area, which offers hiking, biking, swimming, kayaking, fishing, and waterfalls. Visitors may also visit the bison viewpoint or take a hike around the Bison Pasture Trail to spot the majestic herd.

PROPERTY HIGHLIGHTS

- Investment Opportunity
- Retail | Restaurant | Boutique Hotel

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The Hassen Building

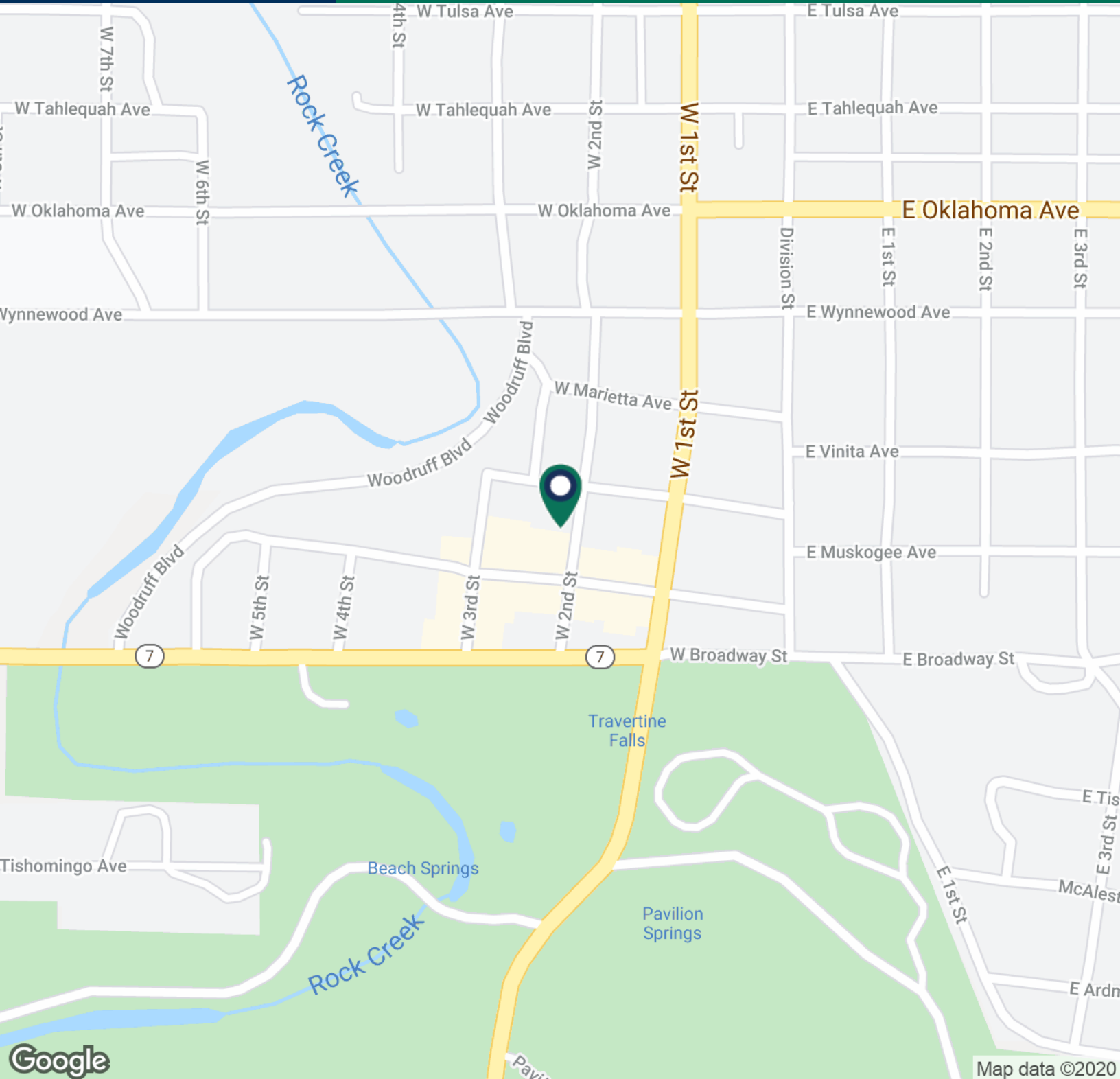
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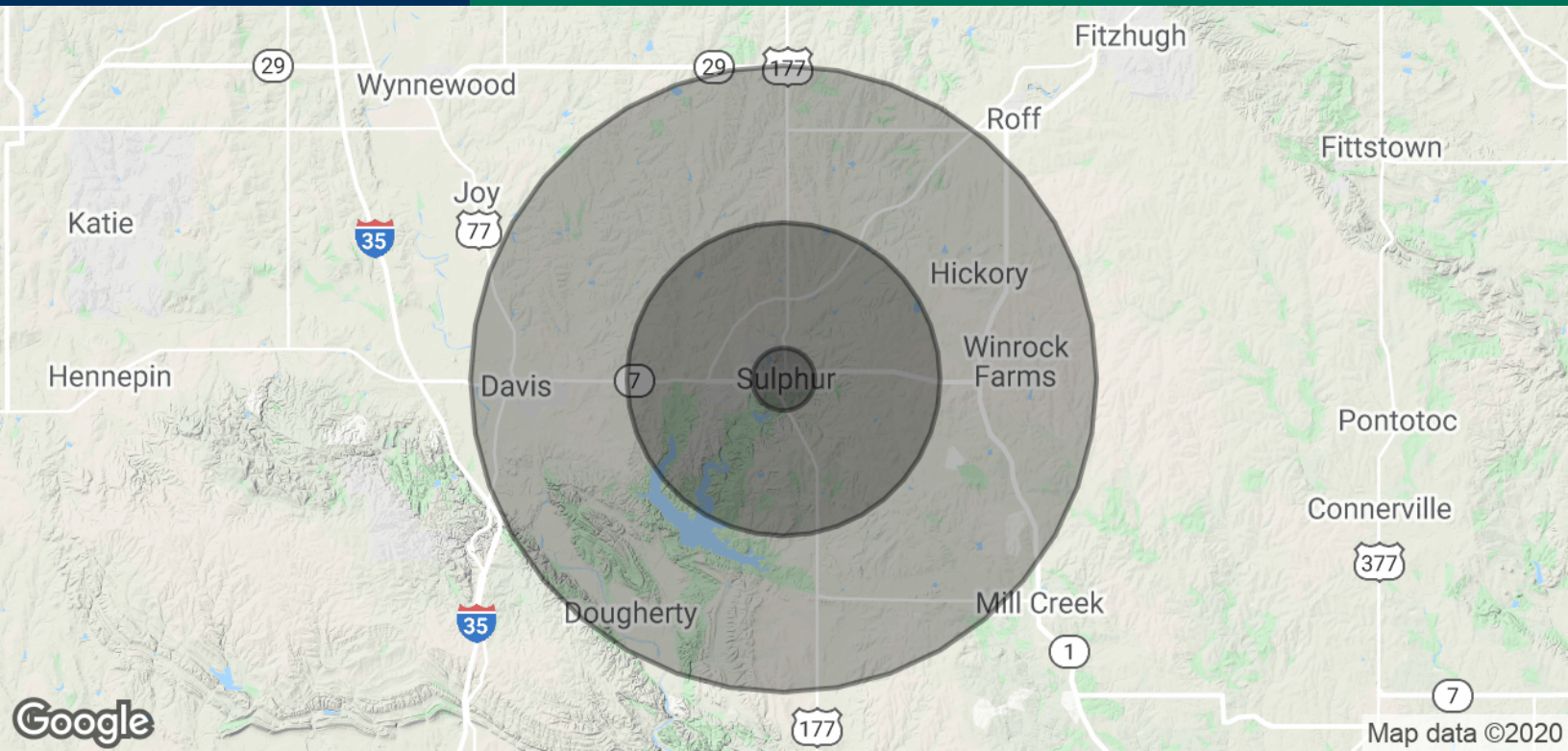
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	426	6,345	11,146
Average age	40.3	40.5	41.0
Average age (Male)	37.1	37.5	38.9
Average age (Female)	42.5	42.5	42.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	162	2,413	4,304
# of persons per HH	2.6	2.6	2.6
Average HH income	\$47,573	\$49,085	\$51,779
Average house value			\$99,884

* Demographic data derived from 2010 US Census

03192020

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