

FOR SALE

I-35 & NOBLE, GUTHRIE, OK

- Land Size: 44,640SF w/225' of Frontage
- Legal Description: LOT 1, BLOCK 1, THE PLAZA AT GUTHRIE FIRST ADDITION
- Zoned: C-2, Commercial
- Utilities: Electric, Water, & Gas at or near the site
- Commission: 3% to the selling broker
- Miscellaneous: THIS PROPERTY HAS A RESTRICTION AGAINST ANY RESTAURANT THAT SERVE HAMBURGERS OR ICE CREAM. RESTRICTION WILL BE PLACED ON THE DEED AT CLOSING
- Price - \$625,000

Paul Swales | Director of Real Estate

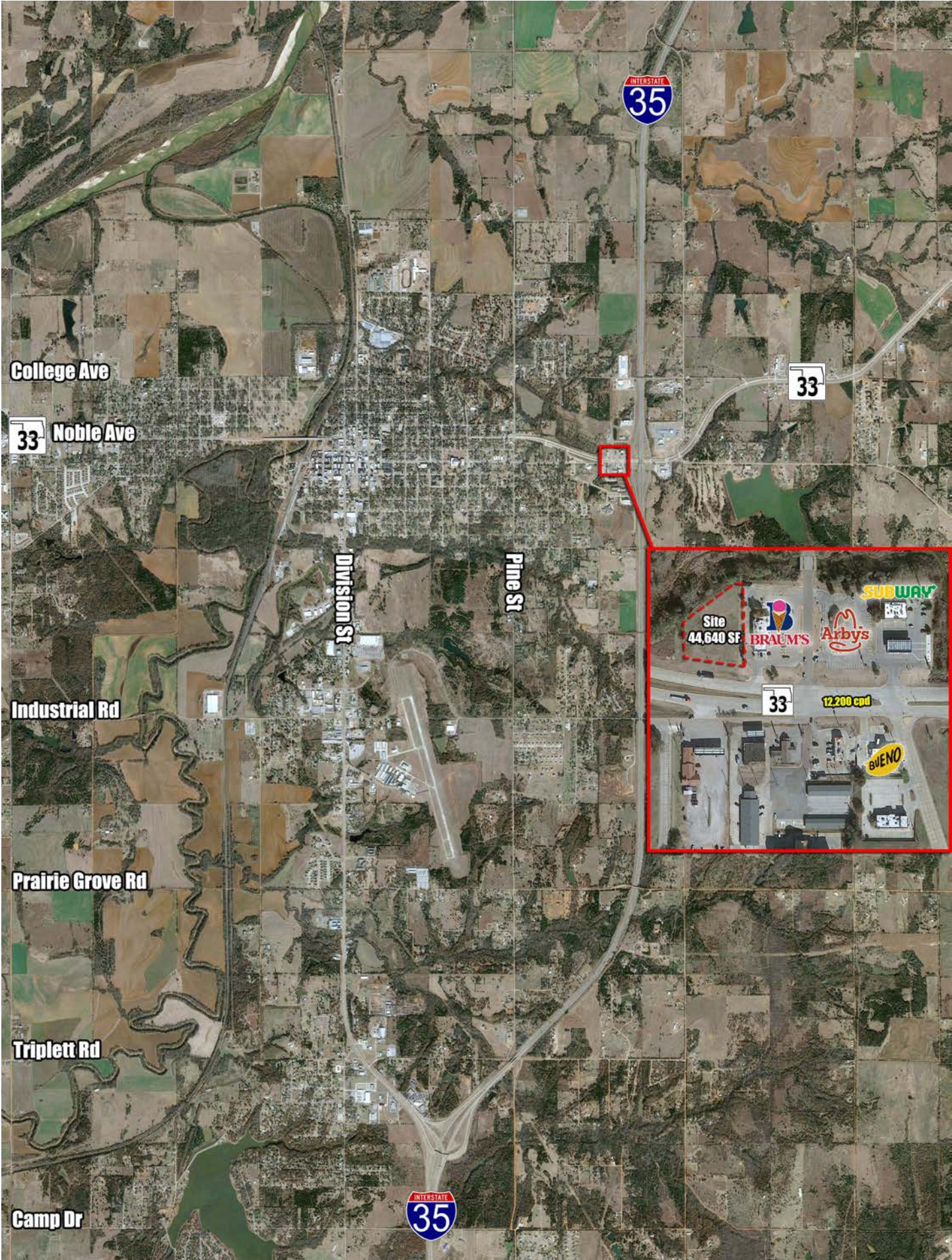
License #140417

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Braum's, Inc.

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College Ave

33 Noble Ave

Industrial Rd

Prairie Grove Rd

Triplett Rd

Camp Dr

Division St

Pine St

INTERSTATE
35

33

33

Site
44,640 SF

12,200 cpl

BRAUM'S

Arby's

SUBWAY

BUENO

Guthrie, OK

