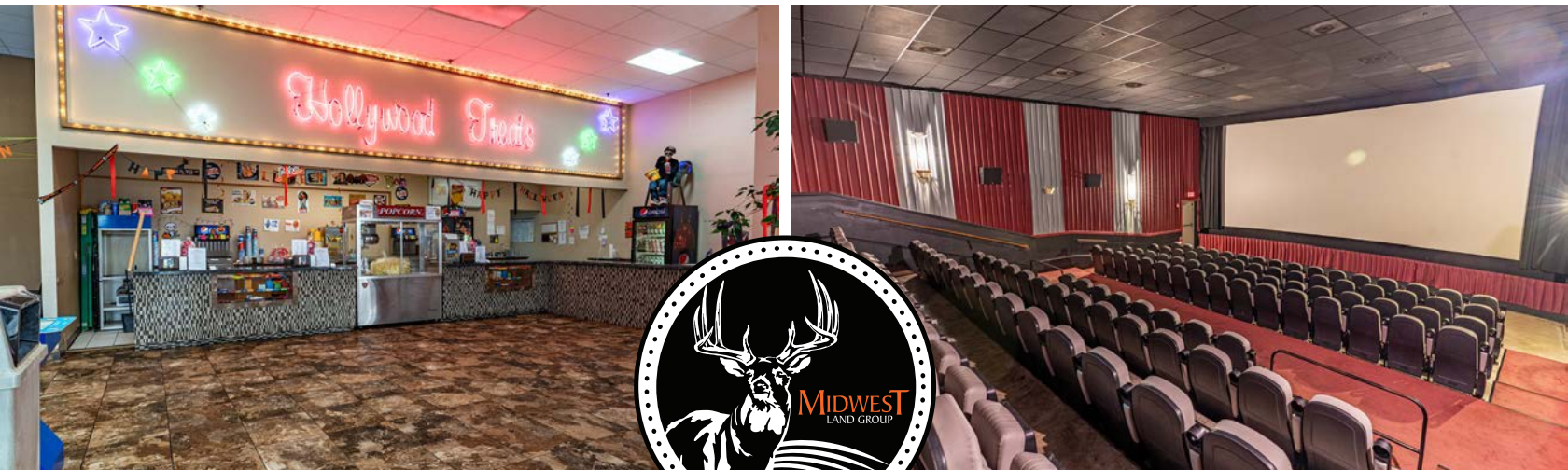


MIDWEST LAND GROUP PRESENTS

4.5 ACRES IN

# DELAWARE COUNTY OKLAHOMA



1109 N 3RD ST, GROVE, OKLAHOMA, 74344



MIDWEST LAND GROUP IS HONORED TO PRESENT

# REGIONAL BUSINESS OPPORTUNITY IN DELAWARE COUNTY

Midwest Land Group proudly presents the Grove 7 Movie Theater, a fantastic commercial offering available for new ownership. This exceptional deal includes the thriving business, all essential business fixtures, and a 16,360 square foot building situated on a sprawling 4.5 +/- acre parcel of land. Located just off of Highway 10 in Grove, OK this property boasts a prime location. This cinema offers an exciting business opportunity in the entertainment industry. With a prime location and a well-maintained facility, you can step into a thriving operation. The seven screens equipped with digital projection ensure a steady

flow of patrons. Plus, the HVAC and sprinkler systems provide safety and comfort. We are also offering two more prime locations in Siloam Springs, Arkansas and Pryor, Oklahoma. Don't miss the chance to own a regional presence in the cinema industry. Don't let this outstanding commercial opportunity slip through your fingers. Invest in the Grove 7 Movie Theater and become a part of the entertainment business today! Ready to learn more or arrange a viewing? Proof of funds are required. Reach out to Agent Tony Prideaux at (918) 960-1226. Please note that the listing agent is related to the seller.





# PROPERTY FEATURES

PRICE: **\$2,042,000** | COUNTY: **DELAWARE** | STATE: **OKLAHOMA** | ACRES: **4.5**

- Building size: 16,360 sq. ft.
- Prime commercial location
- Land area: 4.5 +/- acres
- 7 screens with digital projection
- HVAC and sprinkler system
- Well-established business with a solid reputation
- Financials available for serious inquiries
- Proof of funds required for all inquiries





# 16,360 SQ. FT. WELL-ESTABLISHED BUSINESS





## 4.5 +/- ACRE LOT

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## 7 SCREENS WITH DIGITAL PROJECTION

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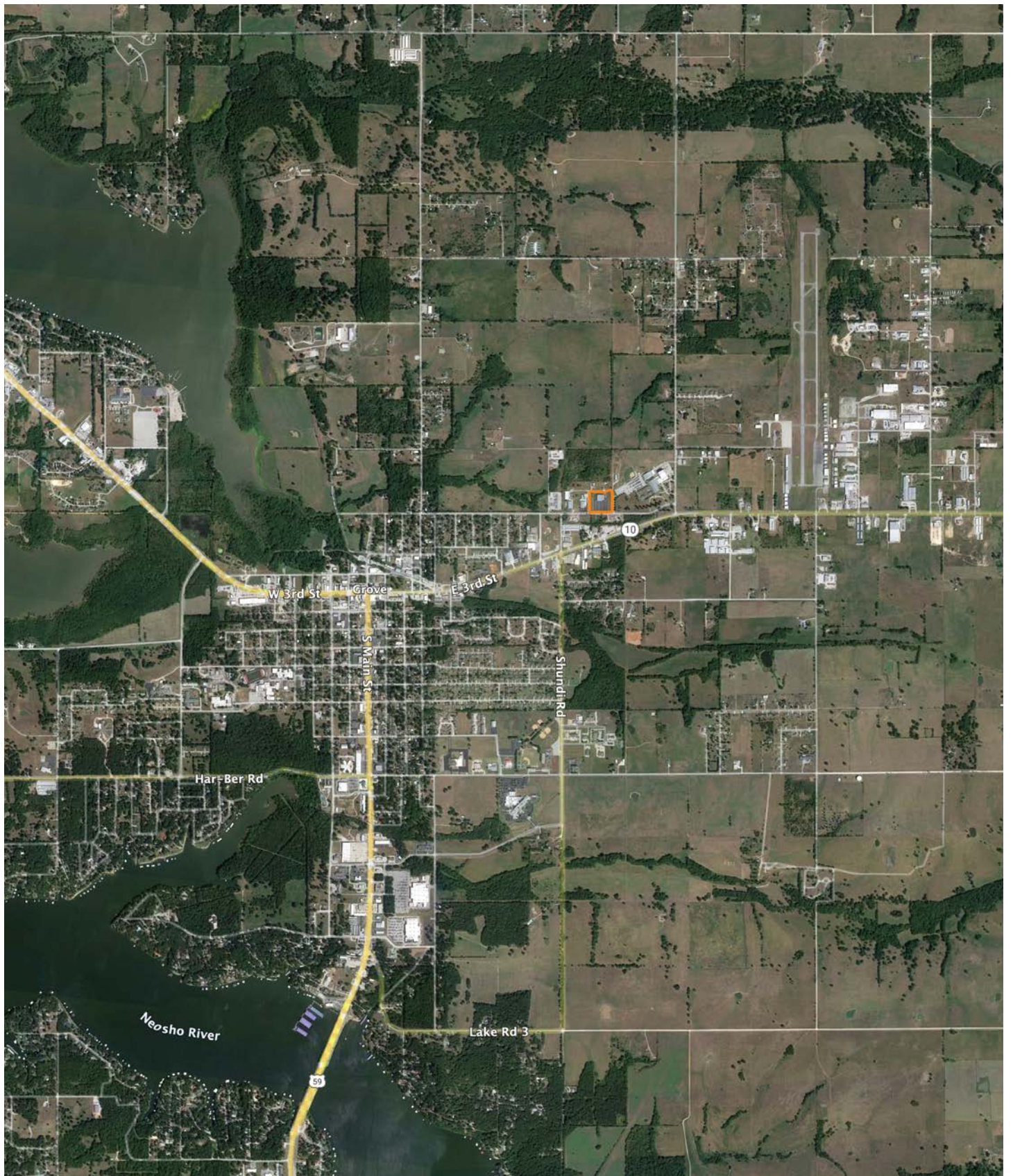


# AERIAL MAP





# OVERVIEW MAP





# AGENT CONTACT

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Being a landowner can be very rewarding. Agent Tony Prideaux knows that firsthand, having experience with his own land in Rogers County, Oklahoma. He's planted food plots, cleared land, created good habitat for wildlife, made improvements, built upon it, and more. Tony can operate just about any piece of equipment, and enjoys doing so around his property, always improving it.

Born in Tulsa, Tony graduated from Claremore High School before entering the workforce. He ran his own business, Glass by Tony, for 10 years as Tulsa's largest independent and top-rated auto glass company before selling the business. At Midwest Land Group, he's able to take that experience serving the public and combine it with something he truly enjoys, all while helping land buyers and sellers pursue their dreams. This hard-working agent loves people and is known for his customer service. Tony values every opportunity he gets to serve his clients and doesn't rest until the deal is done, ensuring an excellent experience along the way.

When he's not working, Tony volunteers with the Oklahoma Department of Corrections, as well as Hope is Alive Ministries. He enjoys hunting whitetail deer and wild hogs, striper and hybrid bass fishing, and working on his land making improvements. He lives in Claremore with his wife, Talia, and has two adult daughters, Jordan and Ryaegen. If you're in the market to buy or sell land in Northeast Oklahoma, be sure to give Tony a call!



**TONY PRIDEAUX**, LAND AGENT  
**918.960.1226**  
TPrideaux@MidwestLandGroup.com



**MidwestLandGroup.com**

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