

MIDWEST LAND GROUP PRESENTS

0.2 ACRES IN

# OSAGE COUNTY OKLAHOMA

125 E MAIN STREET, PAWHUSKA, OK 74056



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# MULTI-BUSINESS OPPORTUNITY ON MAIN STREET IN DOWNTOWN PAWHUSKA

Midwest Land Group is proud to present this offering to the ever-growing downtown Pawhuska community. Situated in a prime location, this multi-level 9,000 +/- square foot piece of real estate will appeal to many. Whether it's a turn-key bar and grill or a large business space that you seek, this property is absolutely one to see. To the rear of the bar area is a spacious 950-square-foot partially covered patio that can be utilized in many ways. Along the back of this space is a large storage

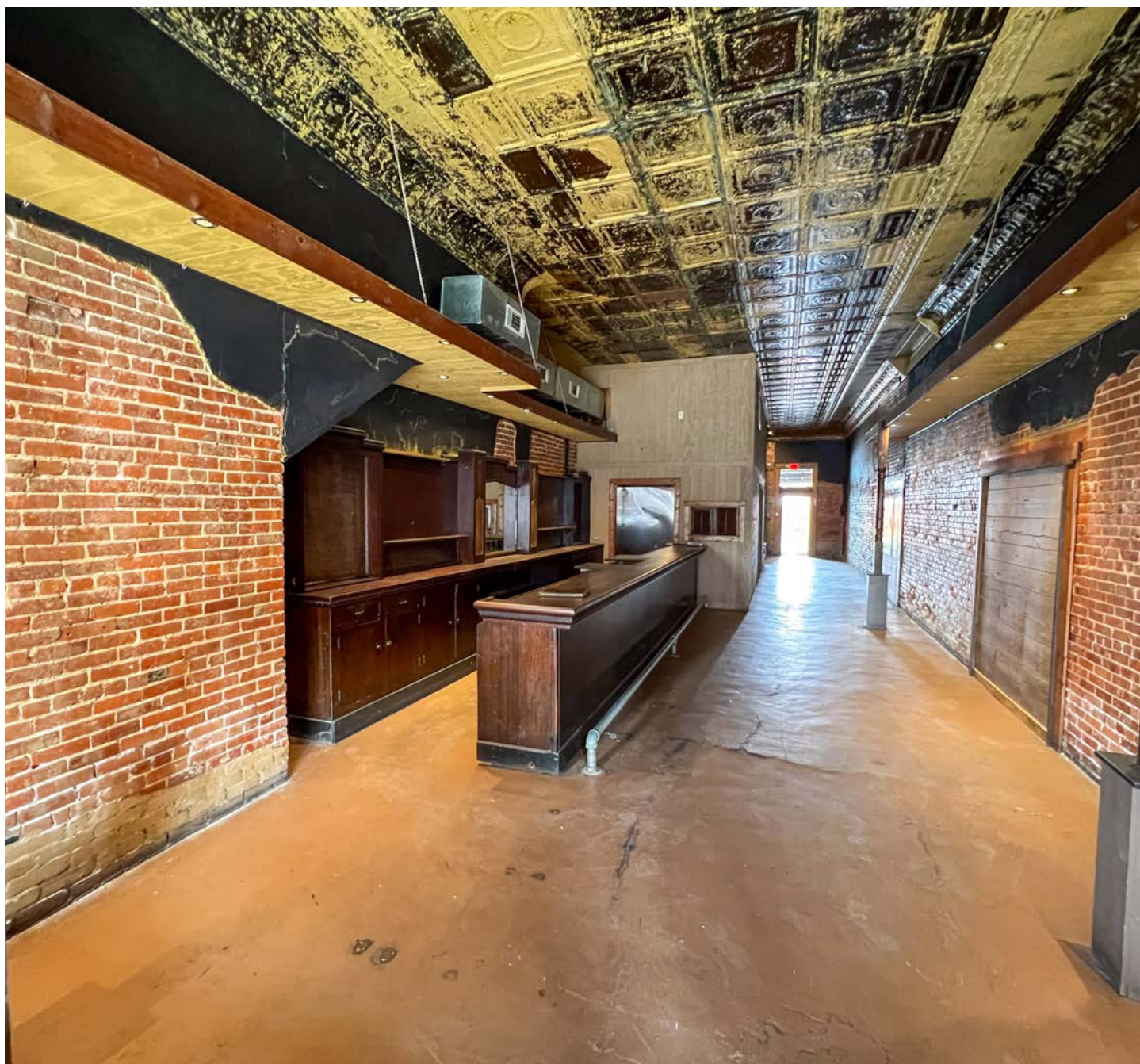
area with an overhead door for great access to the alley behind. With over 3,000 square feet of second story space, this area could be developed into multiple income-producing apartments or the business venture of your choice. Opportunities such as this are a rarity in the downtown area of Pawhuska and will suit many looking to expand their real estate portfolio. Call (918) 578-9353 to discuss or to schedule an appointment.



# PROPERTY FEATURES

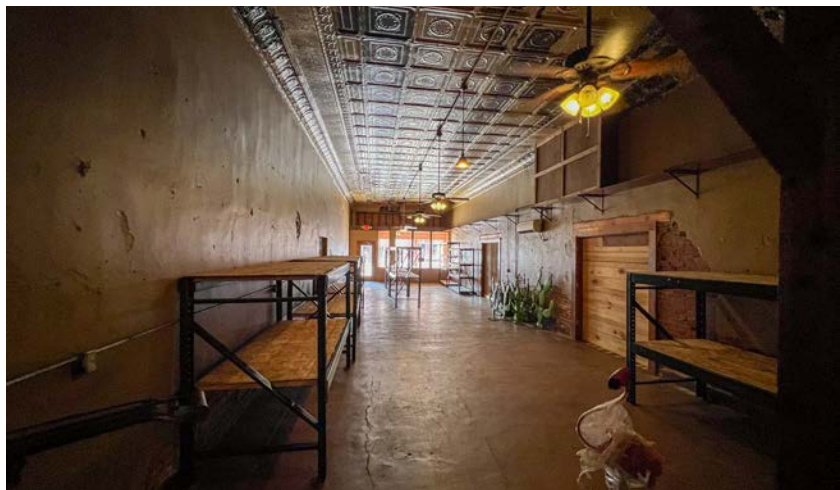
PRICE: **\$649,350** | COUNTY: **OSAGE** | STATE: **OKLAHOMA** | ACRES: **0.2**

- Fantastic location on Main Street
- Rustic bar along west side
- Spacious seating areas throughout
- Commercial kitchen
- Large storage area with overhead door along the alley
- Rental income history
- 950 sq. ft. of patio north of bar area
- 5,900 sq. ft. throughout first story
- 3,192 sq. ft. throughout second story
- 180 feet to Ree Drummond's Famous Mercantile



# FANTASTIC LOCATION ON MAIN STREET

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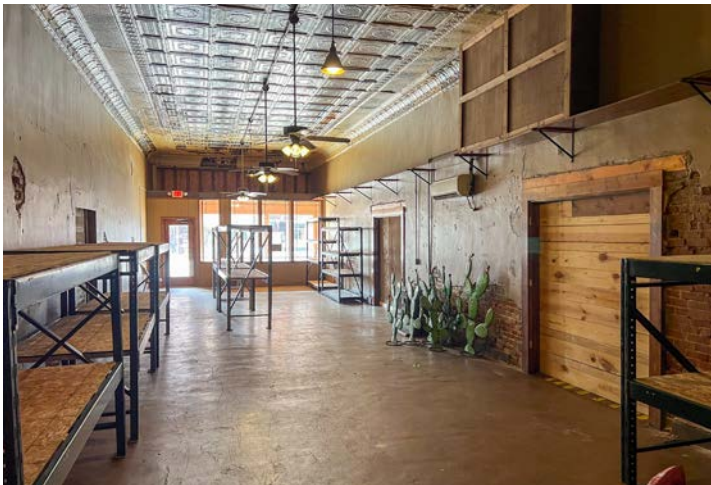
## RUSTIC BAR ALONG WEST SIDE

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## SPACIOUS SEATING AREAS THROUGHOUT

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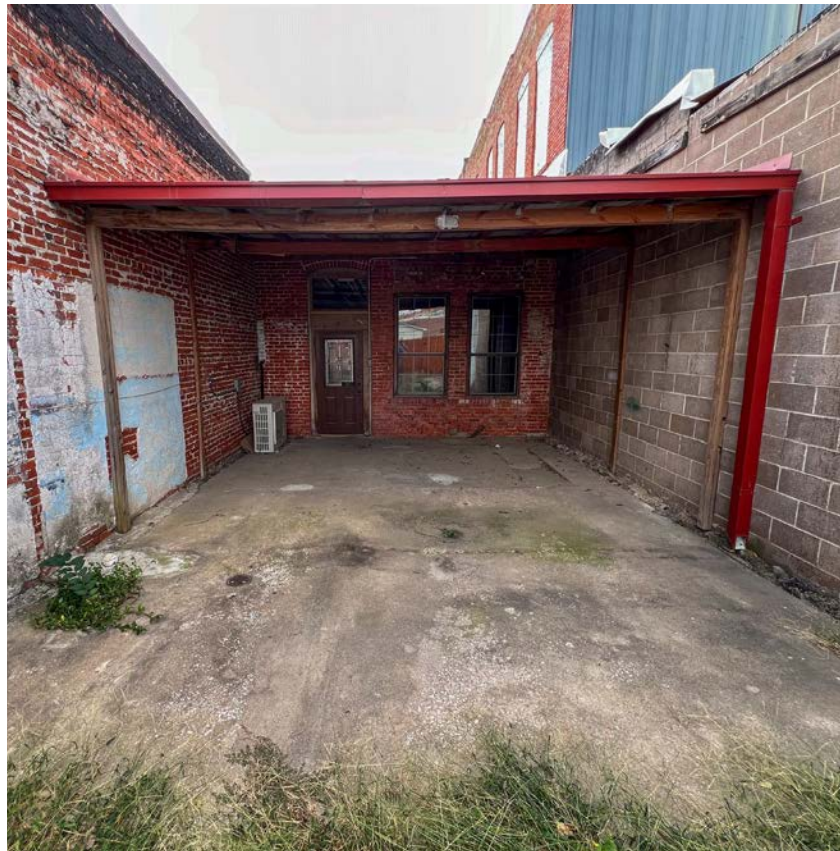
# COMMERCIAL KITCHEN

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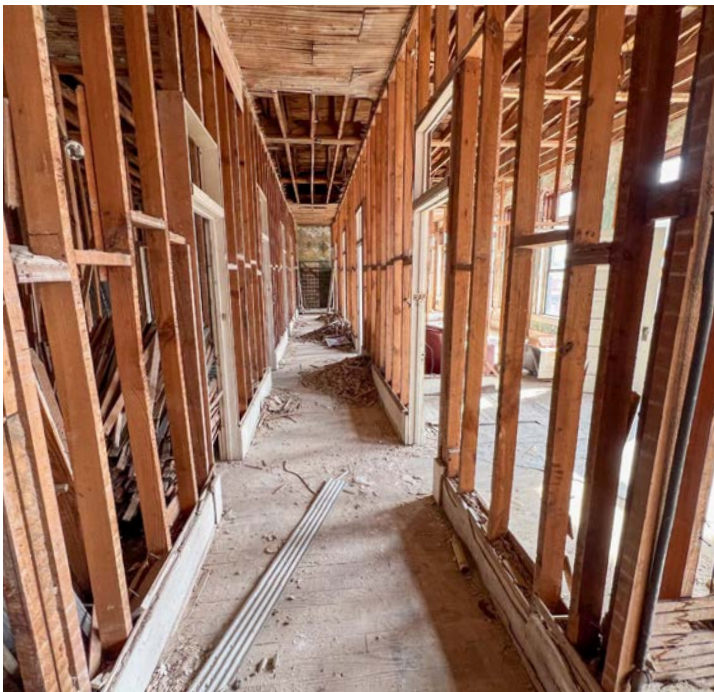
## 950 SQ. FT. OF PATIO NORTH OF BAR AREA

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3,192 SQ. FT. THROUGHOUT SECOND STORY

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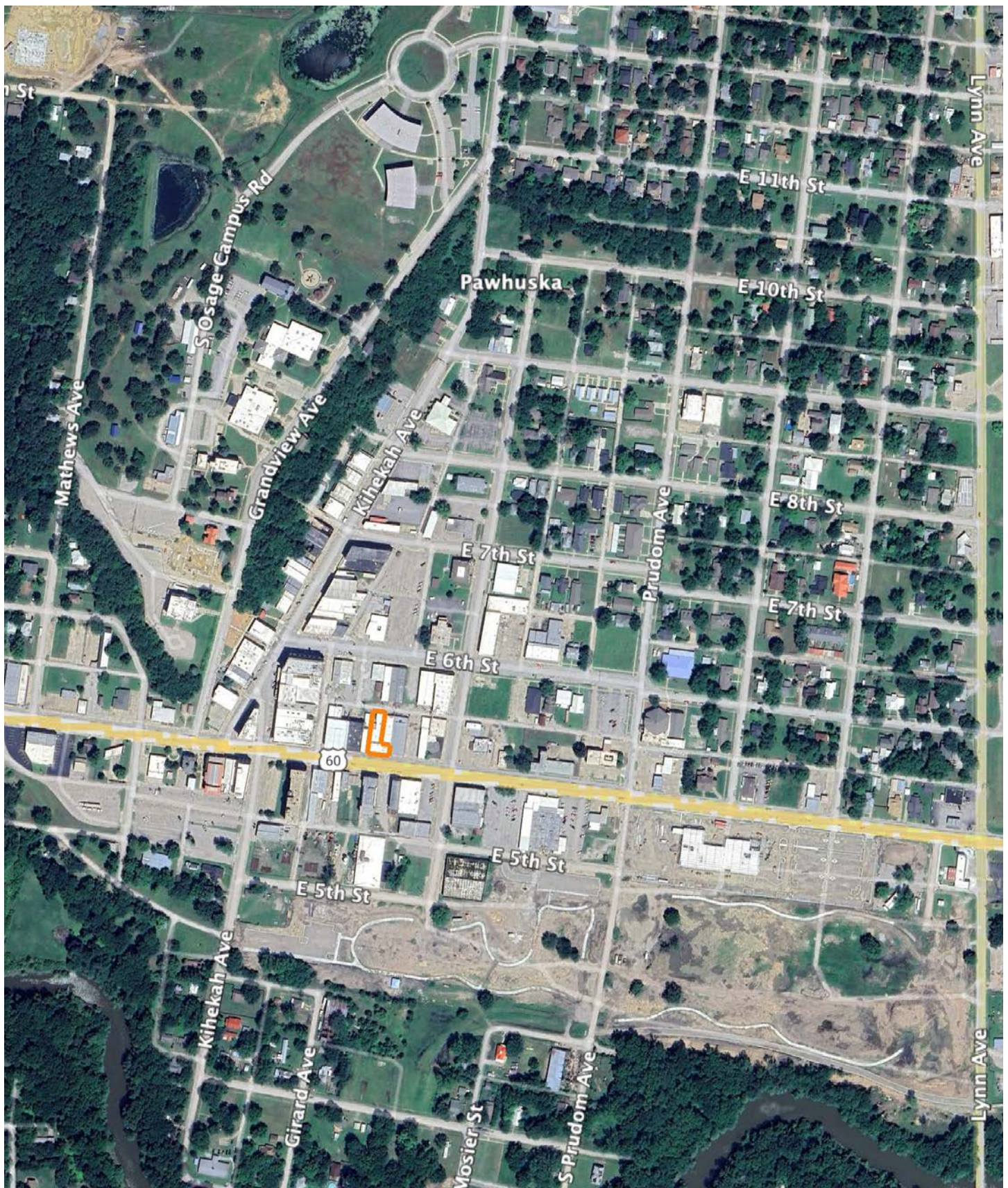
# ADDITIONAL PHOTOS



# AERIAL MAP



# OVERVIEW MAP



# AGENT CONTACT

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When it comes to discussing land or habitat improvement, Will Pester's enthusiasm and passion for the outdoors always shine through. Will was born and raised in Pawhuska, Oklahoma, a little over an hour's drive north of Tulsa. Here, he graduated from Pawhuska High School, went on to attend Rogers State University in Claremore, then obtained a Bachelor's Degree in fire protection and safety technology engineering from Oklahoma State in Stillwater.

For several years, Will worked in the Oil and Gas Industry, specializing in safety and pipeline inspection. At Midwest Land Group, he's able to use his experience in investigation and analysis to market the unique features your land has to offer to potential buyers.

When he's not working, you can often find him chasing mature whitetails with his bow, fishing with his kids, golfing, and traveling with his wife. He also serves as a coach for his son's basketball and football teams. Will lives in Pawhuska with his wife Jeri, sons Beck and Penn, and daughter Karter. If you're ready to buy or sell, give Will a call.



**WILL PESTER,** LAND AGENT  
**918.578.9353**  
WPester@MidwestLandGroup.com



## MidwestLandGroup.com

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