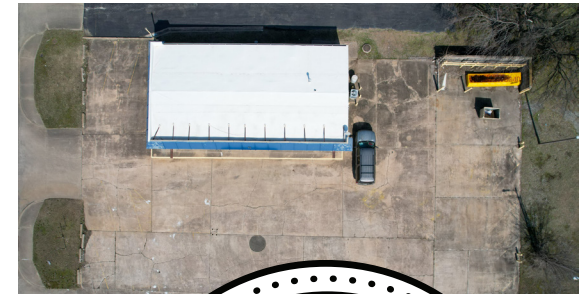


LAND FOR SALE

COMMERCIAL BUILDING ON YORK STREET IN MUSKOGEE

PRICE: **\$205,000**
COUNTY: **MUSKOGEE**
STATE: **OKLAHOMA**
ACRES: **.4**



PROPERTY FEATURES

- .42 +/- acres with York Street frontage
- 1,768 +/- sq. ft. building (currently leased)
- 2023 AAT: 13,500 - high traffic count for visibility
- Prime location in an established area
- 2 +/- miles West of Highway 165/351/ Muskogee Turnpike
- 1.5 +/- miles south of Highway 62/East Shawnee Bypass
- 2.5 +/- miles north of Highway 165/East Peak Blvd
- 4.5 +/- miles east of Highway 69
- Income-generating investment opportunity

For more information, contact:

LAUREN McDONALD, Land Agent

918.928.3345 | LMcDonald@MidwestLandGroup.com

MidwestLandGroup.com

