

LAND FOR SALE

# COMMERCIAL BUILDING WITH ROOM TO EXPAND IN MUSKOGEE

PRICE: **\$350,000**  
COUNTY: **MUSKOGEE**  
STATE: **OKLAHOMA**  
ACRES: **1.6**



## PROPERTY FEATURES

- 1.67 +/- acres with York Street frontage
- 1,768 +/- sq. ft. building (currently leased)
- 2023 AAT: 13,500 - high traffic count for visibility
- Expansion potential
- 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:

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