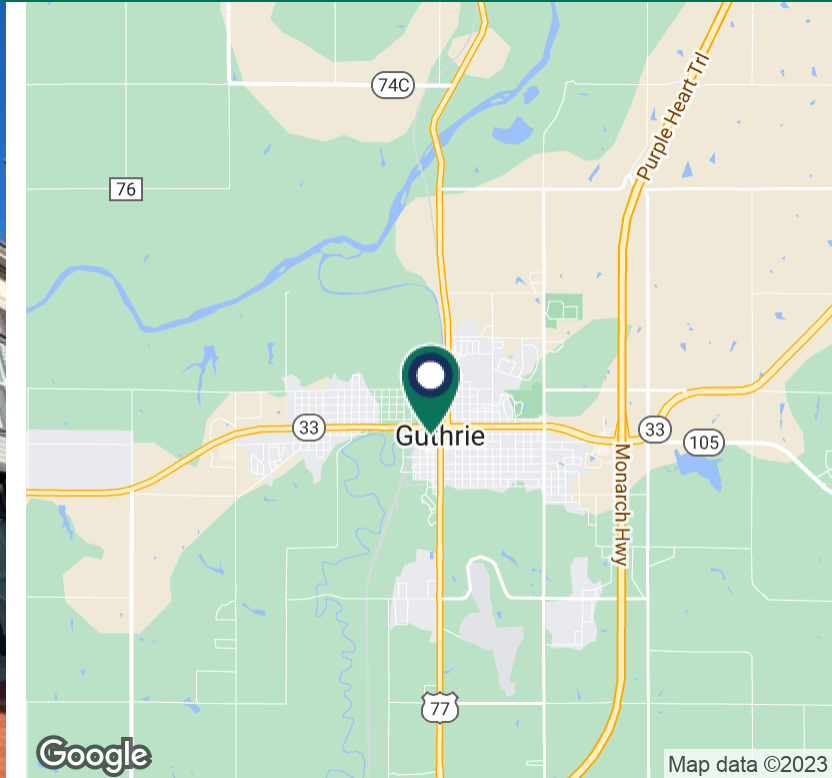




208 W Oklahoma Ave

Guthrie, Oklahoma

**ROSHA WOOD**  
Retail Specialist  
405.239.1219  
rwood@priceedwards.com  
priceedwards.com



## OFFERING SUMMARY

Sale Price Reduced:	\$220,000
Building Size:	5,804 SF
Price / SF:	\$37.90
Year Built:	1900

## PROPERTY OVERVIEW

This two story property is positioned in the bustling heart of Downtown Guthrie, Oklahoma! Minutes away from City Hall, directly across the street from the Post Office and great co-tenants.

This property would be ideal for any use with endless opportunities. The new roof in place provides comfort for any owner/user or developer to come in and focus solely on investing into the interior of this building so it's tailored for their use. Providing direct frontage with consistent foot traffic and strong traffic counts. We don't expect this building to last long!

Call to schedule your private showing.

082523

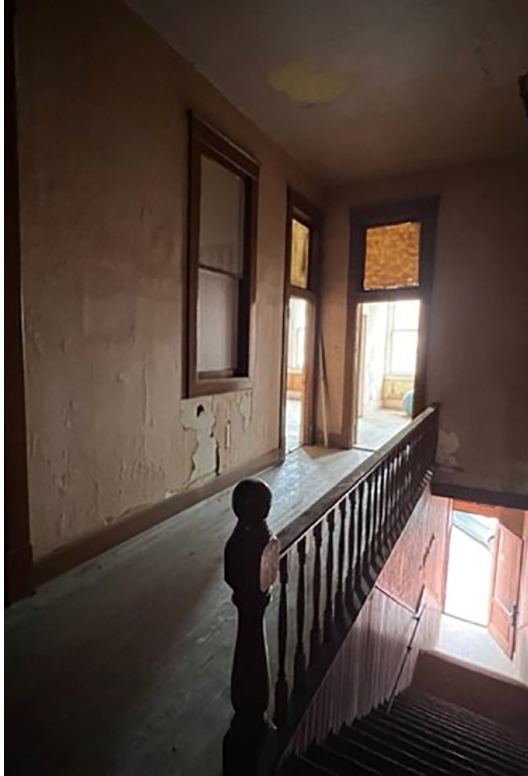
## PROPERTY HIGHLIGHTS

- New Roof
- Downtown location
- Lot Size: 24.5 ft frontage | 115 ft deep

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**POPULATION**

	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	2,808	7,300	10,599
Average Age	43.3	40.8	39.0
Average Age (Male)	37.3	38.2	36.6
Average Age (Female)	43.0	42.2	41.7

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	1,399	3,341	4,383
# of Persons per HH	2.0	2.2	2.4
Average HH Income	\$54,170	\$49,557	\$50,913
Average House Value	\$97,264	\$105,324	\$114,557

\* Demographic data derived from 2020 ACS - US Census

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