

FOR SALE

Guymon, OK Multi-Family Lot

\$4.00/ SF or \$292,723.20



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Property Type: Multi-family, Office

Address: 1907 NW Highway 64, Guymon, OK 73942

Location: Located in Guymon, OK at the intersection of NW 21st St and Price Blvd.

Surrounding Business: Wal-Mart sits .3 miles to the north of the property. Also to the north is Tractor Supply, Dollar Tree, and T-Mobile. Northridge Shopping Center sits across the highway from the property with Bealls being the anchor tenant. Also, McDonald's, Sonic, Rent-a-Center, Hibbit Sports, Farm Credit, Subway and Braums are all within minutes of the property. Residential starts up to the east of the property. Apartments are on the south side of the property.

Lot Condition: The lot is considered "Build Ready" for construction with the previous building completely razed. Utilities are up to the lot with 3-phase electricity, city water and sewer.

Lot Size: 1.68 acres or 73,180 SF

Zoning: General Residential Guymon, OK Population: The latest estimated population count shows a population of approximately 12,600 residents.

Guymon, OK Features: Golden Mesa Casino and Hotel located just SW of Guymon, OK is a major attraction for the city, with the casino just finishing a \$70 million expansion with a new hotel and expanded casino.

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