

FOR SALE

3716 South Highway 97
Sand Springs, Oklahoma

\$385,000 (\$110.51/sf)
3,484 square foot building

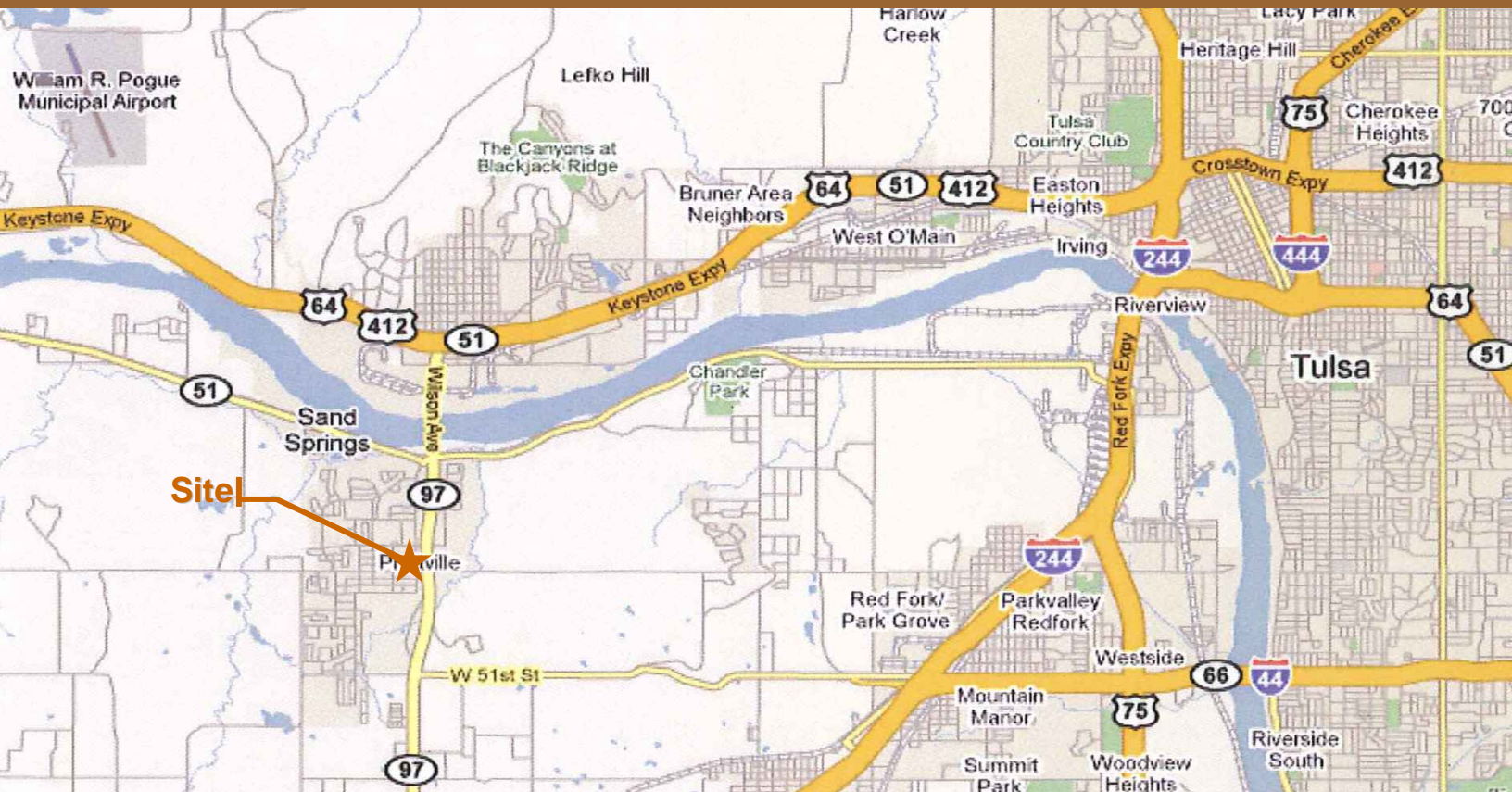
NEW PRICE!!!



Former lube shop with 3 bays and basement!



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Located just north of W. 41st Street and Highway 97 in Sand Springs.....
3716 South Highway 97 (Prattville)



Former Lube Shop for sale, located on Highway 97 just north of 41st Street. Building has three overhead doors with a basement, along with additional operating equipment. This 2-story, 3,484 square foot building is a newer construction building situated in a highly visible commercial area.



- **\$385,000 (\$1110.51/sf)**
- **3,484 sf building**
- **Built in 2003**
- **Site: .738 acres (32,130 sf)**
- **Zoned CG**

- Former lube shop with 3 drive-thru bays with basement
- Large lobby/waiting area with seating and built-in desk area
- 1 private office and 2 restrooms
- Fixtures include a compressor, 5 oil storage tanks with pumps, 2 remote vacuums, 3 waste oil tanks, 1 windshield tank, 1 antifreeze tank; 1 oil filter crusher
- Located on Highway 97 just north of 41st Street in Sand Spring
- Immediate proximity to QuikTrip, Med-X Drug, Mazzio's, Sonic, Braum's



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