

PRIME COMMERCIAL 4-PLEX INVESTMENT OPPORTUNITY

116 S 2ND ST, GUTHRIE, OK 73044



## ROSHA WOOD

retail specialist  
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O: 405.239.1219 C: 405.902.8181

**Sale Price**  
\$750,000

**Lease Rate**  
\$13.50 SF/yr (NNN)

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<b>Building Name</b>	Prime Commercial 4-Plex Investment Opportunity
<b>Property Subtype</b>	Office Building
<b>APN</b>	005100-056013-180000
<b>Building Size</b>	6,500 SF
<b>Lot Size</b>	2,319 SF
<b>Building Class</b>	C
<b>Year Built</b>	1890
<b>Year Last Renovated</b>	2001
<b>Number of Floors</b>	2

Rare investment opportunity in the heart of Guthrie, Oklahoma's historic district! This well-maintained commercial 4-plex offers a unique chance to own a piece of Guthrie's thriving commercial real estate/multi-family market.

Whether you're an experienced investor seeking a reliable income stream or a newcomer looking to enter the thriving Guthrie real estate market, this commercial 4-plex presents an outstanding opportunity. Schedule a showing today to explore the potential of owning this prime investment property in Guthrie, Oklahoma.



- **Location:** Situated in downtown Guthrie, offering high visibility and easy access for tenants and customers alike with direct street to door parking
- **Building Size:** Approximately 6,500 square feet of versatile space spanned across two stores
- **Unit Configuration:** Four apartments, one ground floor commercial space
- **Historic Charm:** Preserving the charm of Guthrie's historic architecture while featuring modern amenities and updates, built in 1890, renovated in 2001
- **Parking:** Convenient off-street parking for tenants and visitors
- **Stable Income Potential:** 80% occupancy with one apartment unit vacant and bottom floor commercial space has just become available
- **Upside Potential:** Opportunity for rent increases in alignment with market trends
- **Low Maintenance:** Well-maintained property with minimal upkeep required
- **Proximity to Amenities:** Close to local shops, restaurants, and attractions, enhancing tenant appeal

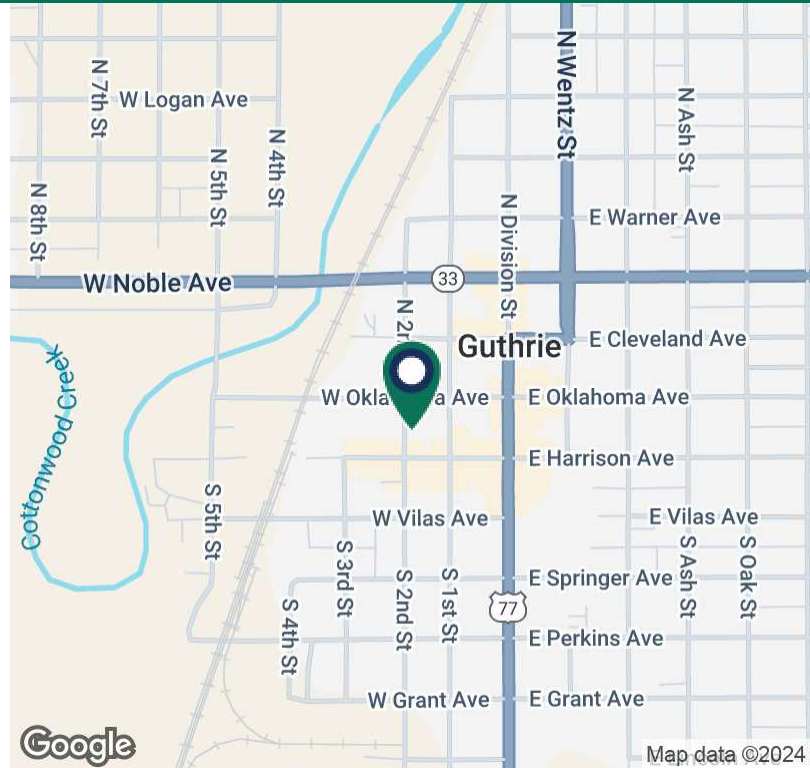
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SPACES	LEASE RATE	SPACE SIZE
Suite 1	\$13.50 SF/yr	2,150 SF

## COMMUNITY OVERVIEW

Guthrie, Oklahoma, renowned for its rich history and vibrant community spirit, offers a supportive environment for businesses and residents alike. With easy access to major highways and a short commute to Edmond and Oklahoma City, Guthrie combines small-town charm with urban conveniences.

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NDA Required

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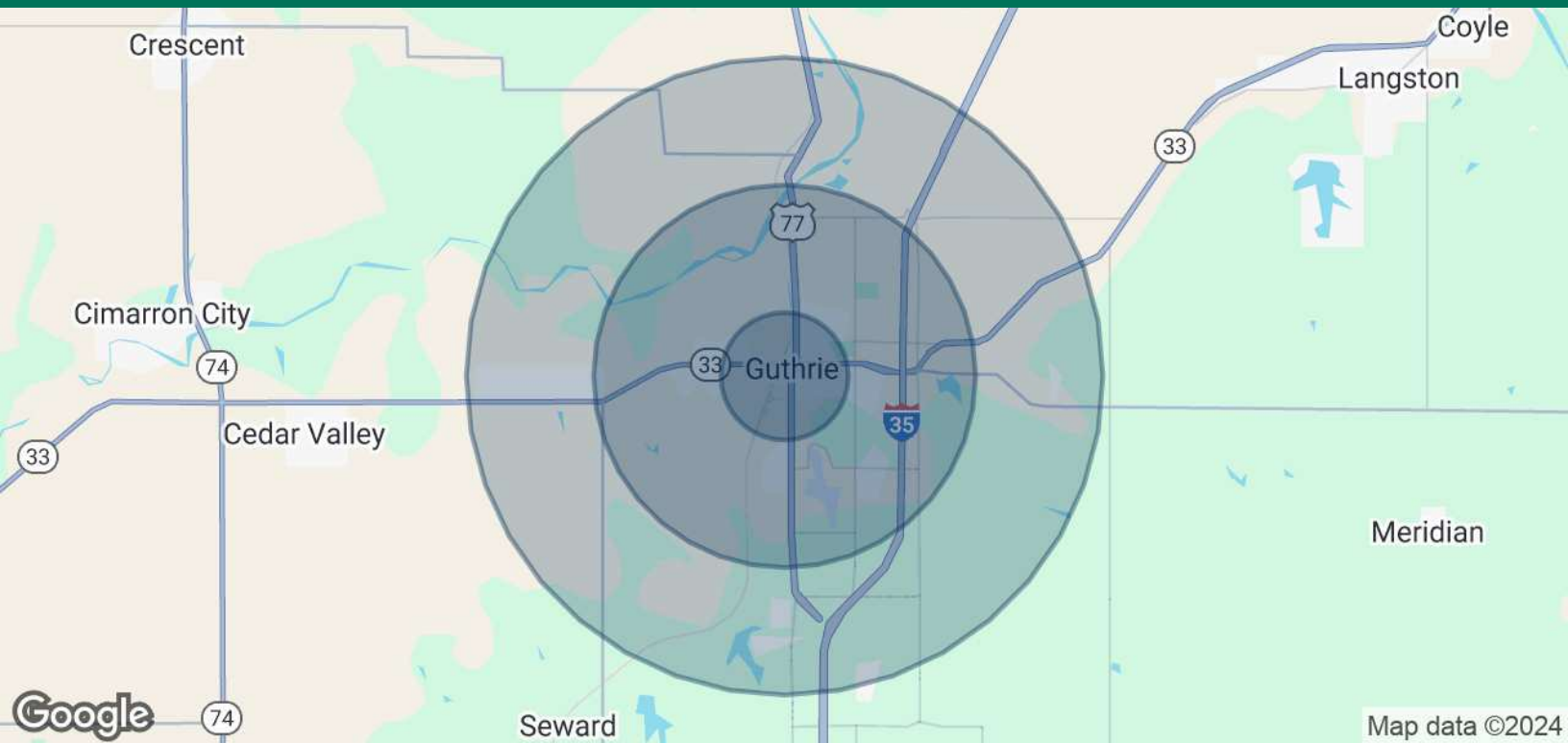
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## OFFERING SUMMARY

Sale Price:	\$750,000
Lease Rate:	\$13.50 SF/yr (NNN)
NNN:	\$2.95 SF/yr
Number of Units:	4
Available SF:	2,150 SF
1st Floor - commercial space	*\$100 water & all other utilities
Lot Size:	2,319 SF
Building Size:	6,500 SF

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,304	11,440	15,870
Average Age	40	40	41
Average Age (Male)	38	38	39
Average Age (Female)	42	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,726	4,439	6,040
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$76,509	\$76,737	\$90,205
Average House Value	\$170,339	\$182,504	\$204,147

Demographics data derived from AlphaMap

10222024

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