

GOODEN BUILDING (SELLER FINANCING AVAILABLE)

311 N MAIN ST KINGFISHER, OK 73750



SAM WALTER

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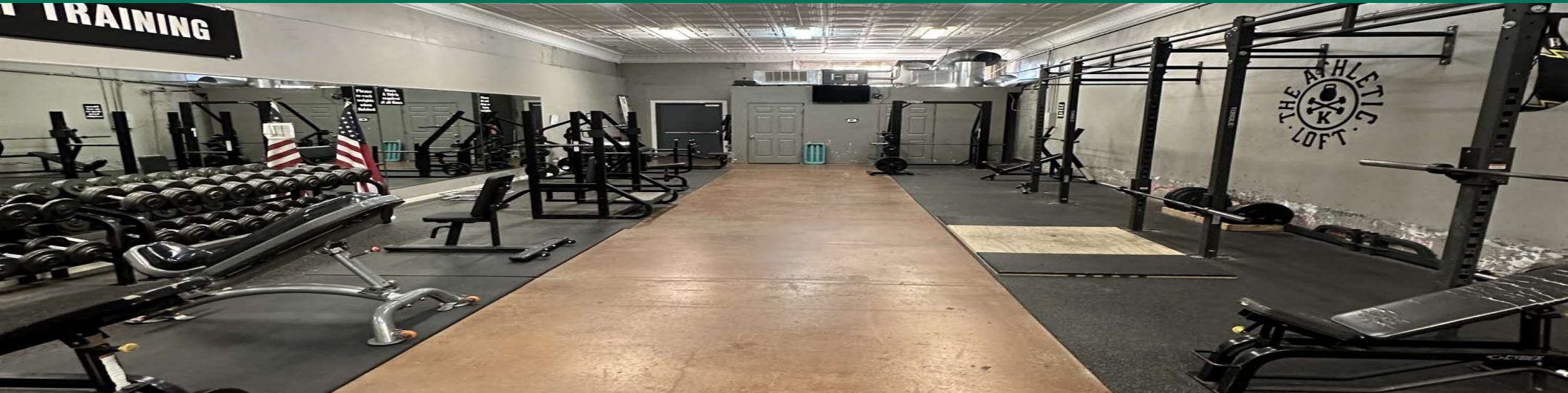
DIRK ERDOES

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Sale Price
\$225,000

GOODEN BUILDING

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PROPERTY DESCRIPTION

An exceptional commercial property is available for sale at 311 N. Main St. in the bustling heart of Kingfisher, Oklahoma. This property offers a unique opportunity to own a prime piece of real estate in a historic and thriving downtown area.

Situated on Kingfisher's iconic Main Street, this property boasts high visibility and steady foot traffic, making it ideal for a variety of commercial ventures. Whether you're looking to open a retail shop, restaurant, office space, or any other business, this location provides the perfect foundation for success. The building is well-maintained and offers a versatile layout, ready to be tailored to your specific needs.

Kingfisher is a growing community with a rich history and a welcoming atmosphere, and 311 N. Main St. is positioned right at its core. Additionally, the property is conveniently located within a short drive to Oklahoma City, providing easy access to a larger market while enjoying the benefits of small-town charm.

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OFFERING SUMMARY

Sale Price:	\$225,000
Financing:	Open to Seller Financing Options
Building Size:	3,300 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	113	363	822
Total Population	315	1,001	2,291
Average HH Income	\$68,641	\$75,045	\$79,387

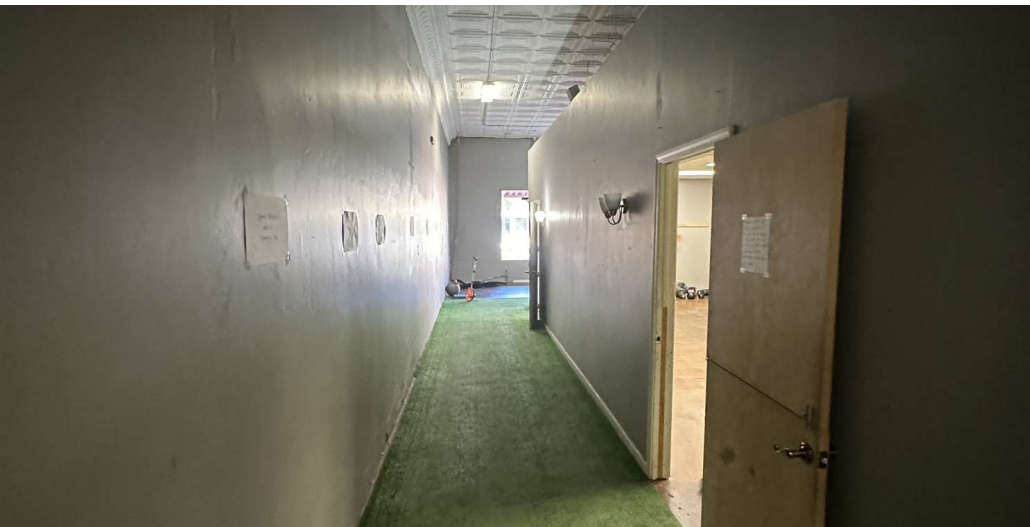
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PROPERTY HIGHLIGHTS

- High Ceilings
- Open Floor Plan
- Main Street Frontage
- Stained Concrete Floors



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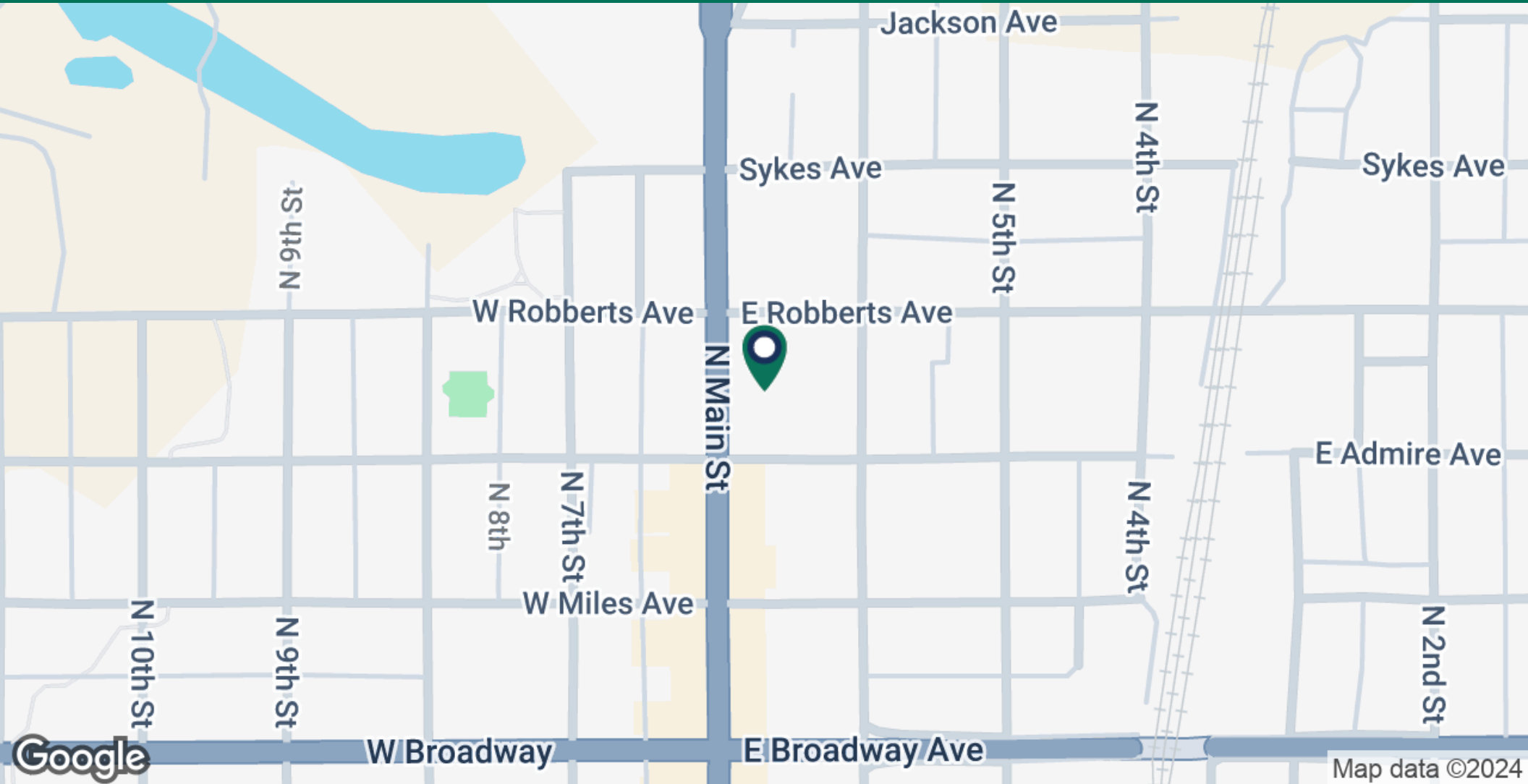
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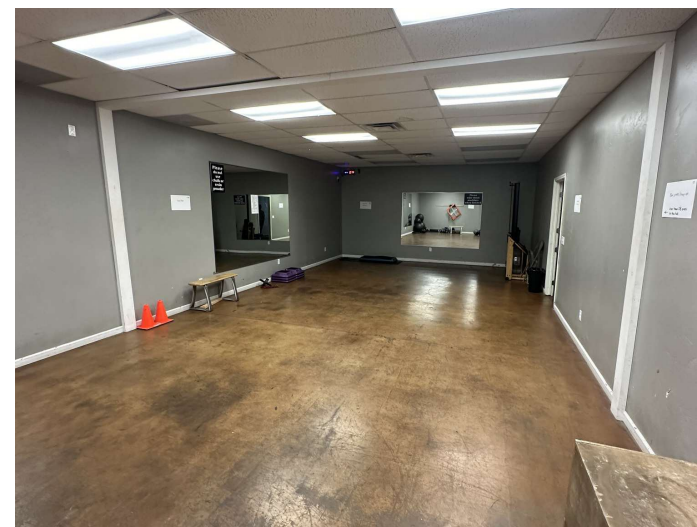
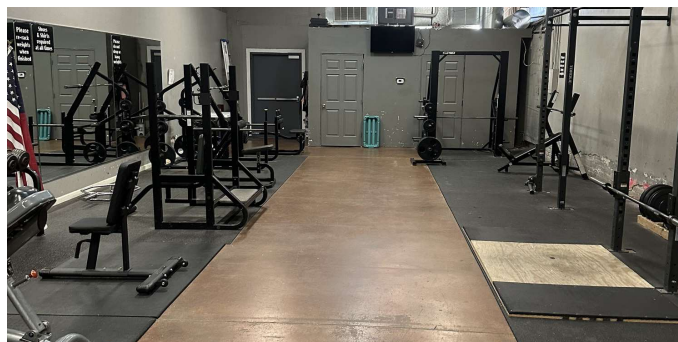
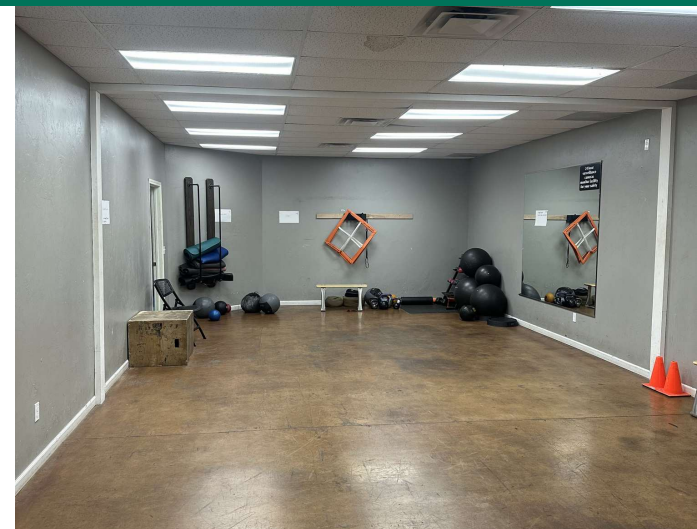
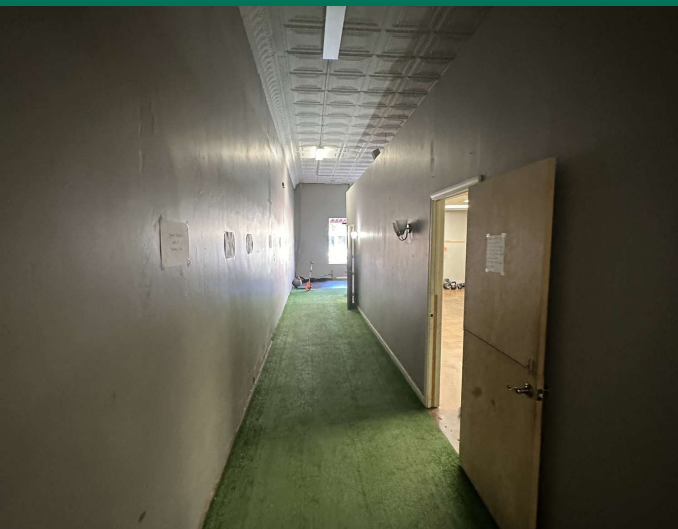
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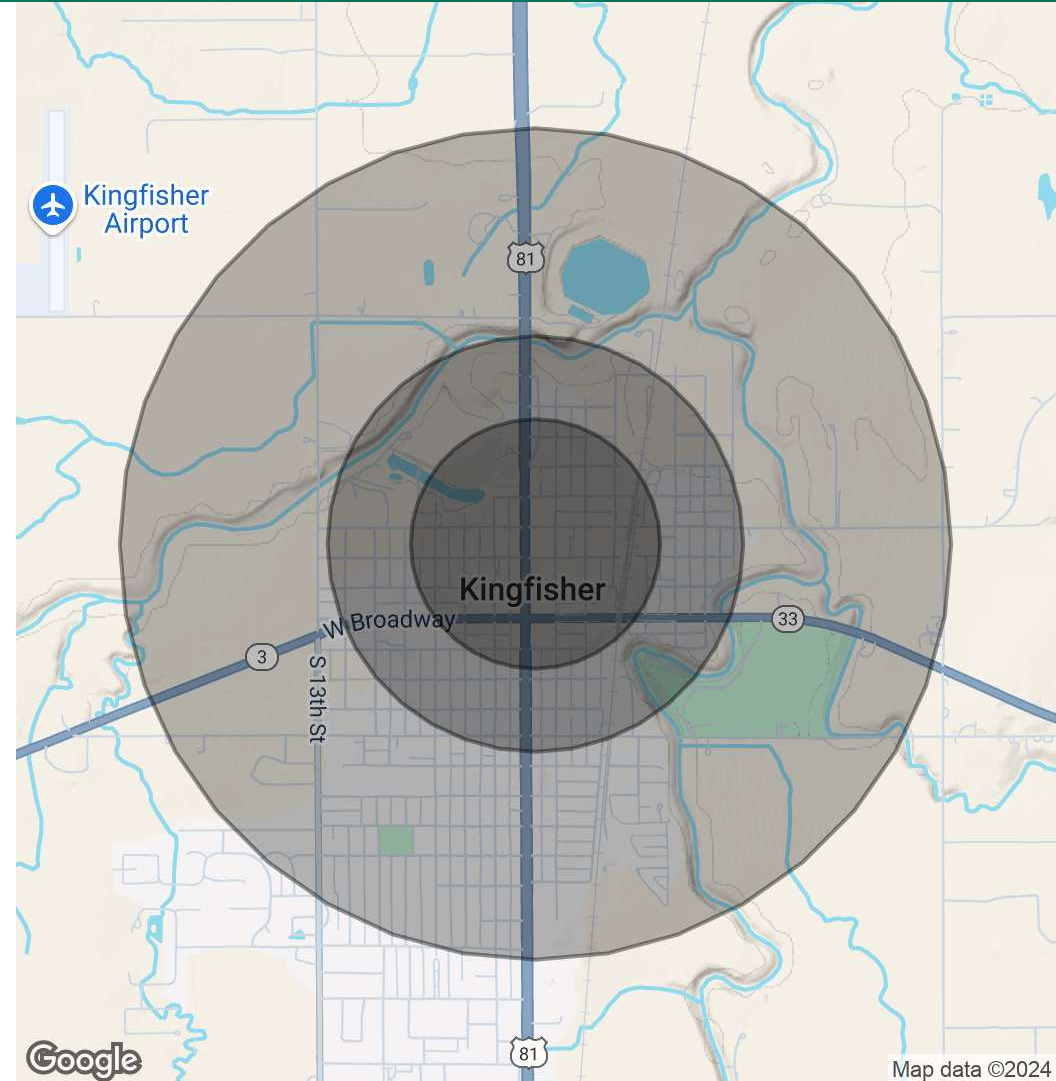
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	315	1,001	2,291
Average Age	41	41	40
Average Age (Male)	41	40	39
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	113	363	822
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$68,641	\$75,045	\$79,387
Average House Value	\$216,714	\$221,358	\$221,336

Demographics data derived from AlphaMap



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PROFESSIONAL BACKGROUND

Sam Walter joined Price Edwards & Co. in 2023 and has been in the commercial real estate business since 2021. Sam graduated from Oklahoma State University, earning two degrees in Marketing and Management. Upon graduation, he entered the commercial real estate industry. Sam is known for his outgoing and positive nature, attributes that shine through in client interactions. He has a genuine commitment to assisting his clients in making the best real estate decisions that align with their goals. Sam specializes in the sale, exchange, and disposition of commercial assets across the state of Oklahoma. He is ready to advise you on any needs you may have. Sam enjoys spending his free time outdoors, snow skiing, and running. Sam is actively involved with 'Course for Change,' an organization that empowers underprivileged youth to train for half marathons. Through this initiative, young individuals gain a valuable understanding of goal-setting and the work required to achieve their goals. Sam is always willing to help in any way he can.

Price Edwards and Company

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OK #203069

PROFESSIONAL BACKGROUND

Dirk Erdoes joined Price Edwards and Company in October of 2023 as a Multifamily Investment Advisor. Dirk graduated from Oklahoma State University in 2021 with a Bachelor's Degree in Marketing and a Bachelor's Degree in Management. Dirk had been in the commercial real estate industry for two years prior to joining Price Edwards and Company. Dirk has focused on the acquisition, disposition, and exchange of Multifamily assets in Oklahoma and surrounding markets. Dirk is a member of the Commercial Real Estate Council and the Apartment Association of Central Oklahoma.

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