

COMMERCIAL PROPERTY FOR SALE

1422 E. FAIRVIEW ST. NOWATA, OK.

6,250 SQFT. SHOP AREA (50'X125')

1,250 SQFT. FINISHED OFFICE SPACE (50'X25')

1.36 ACRES TOTAL PROPERTY

PROPERTY DETAILS

- ALL METAL BUILDING BUILT IN 1976
- ANEROBIC SEPTIC SYSTEM
- GRAVEL PARKING LOT (APPROXIMATELY 100' X 150' + DRIVEWAY)
- LOCATED IN THE COUNTY, LOCATED ON HIGHWAY 60
- CITY WATER, PSO ELECTRIC, ONG NATURAL GAS, GARBAGE PICKUP
- SURVEY DONE 2024

SHOP IMPROVEMENT DETAILS

ALL PROPERTY IMPROVEMENTS LISTED BELOW WERE INSTALLED NEW IN 2025 (UNO)

- 480V, 3 PHASE POWER W/120VOLT TRANSFORMER, NEW PSO POLE AND TRANSFORMER
- 24'X12' ROLLING SHOP DOOR (2024)
- WELDED, LOCKING TOOL CAGE
- LED SHOP LIGHTING
- 12' VERTICAL CLEARANCE
- 2-COLOR EXTERIOR PAINT
- POLY NATURAL GAS LINE FROM METER TO BUILDING (2024)
- ANEROBIC SEPTIC SYSTEM
- "CREW / SHOP" BATHROOM WITH STORAGE AND SHOP SINK

OFFICE IMPROVEMENT DETAILS

THE OFFICE SPACE AND ALL FURNISHINGS WERE BUILT NEW IN 2025

- CUSTOM KITCHEN WITH GRANITE COUNTERTOPS, BLUM SOFT-CLOSER HARDWARE, STAINLESS APRON FRONT SINK WITH SPRAYER, REFRIGERATOR, AND EPOXY COATED FLOOR.
- CUSTOM BATH WITH GRANITE COUNTERTOPS, BLUM SOFT-CLOSER HARDWARE, TILE FLOOR, PLUMBED AND READY FOR A SHOWER INSTALL.
- LOW PILE COMMERCIAL CARPET
- SOLID CORE DOORS
- LED OFFICE LIGHTING
- 200 AMP OFFICE POWER PANEL
- NATURAL GAS HOT WATER TANK
- CARRIER HIGH EFFICIENCY HVAC SYSTEM
- (2X) 12' X 12' OFFICES
- FRONT OFFICE WITH 4' X 4' RECEPTION WINDOW
- 12' X 16' CONFERENCE ROOM WITH 72" OLED TV
- PVC DRAINS, PEX SUPPLY LINES
- BLOWN IN ATTIC INSULATION TO 6"
- 3" BUILDING SPRAY FOAM INSULATION
- 9' CEILINGS
- DOUBLE GLASS ENTRY DOOR WITH TUBULAR STEEL LOCKING GATE

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