

**909 Coblake St.
Apache, OK 73006**

RESTAURANT FOR SALE



OFFERING SUMMARY

Sale Price: \$349,000

Lot Size: ±0.65 Acres

Year Built: 2006

Building Size: ±2,295 SF

Price / SF: \$152.07

PROPERTY OVERVIEW

±2,295 sf established restaurant property with substantial existing infrastructure, including a dine-in area, drive-thru service window, commercial kitchen, covered vehicle stalls with electrical service in place, and ample parking. Included with the property are a 7'x7' walk-in cooler and 9'x7' walk-in freezer, multiple hood ventilation systems, commercial ice machine, 3-bay sinks, prep areas, floor drains, 18 tables and 32 chairs. Nearby businesses include: Dollar General, C Mart Supermarket, Liberty National Bank, Southern Maid Donuts, Napa Auto Parts, Mac's Food Mart, Convenience Store.

PROPERTY HIGHLIGHTS

- Furniture, fixtures, and equipment included with property.
- Drive-thru window

MELISSA BUSSE

580.353.6100

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Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior sale or withdrawal.

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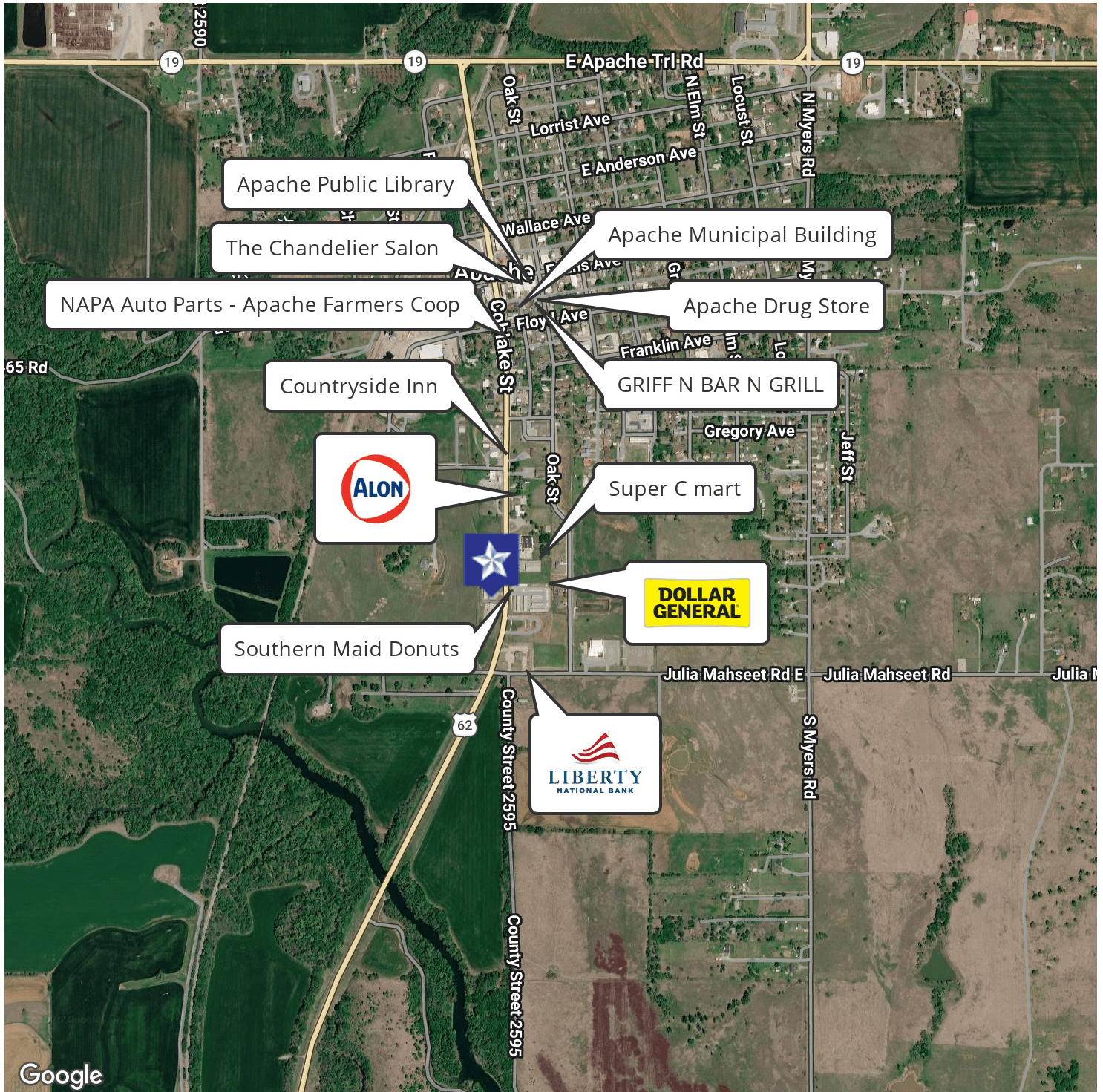


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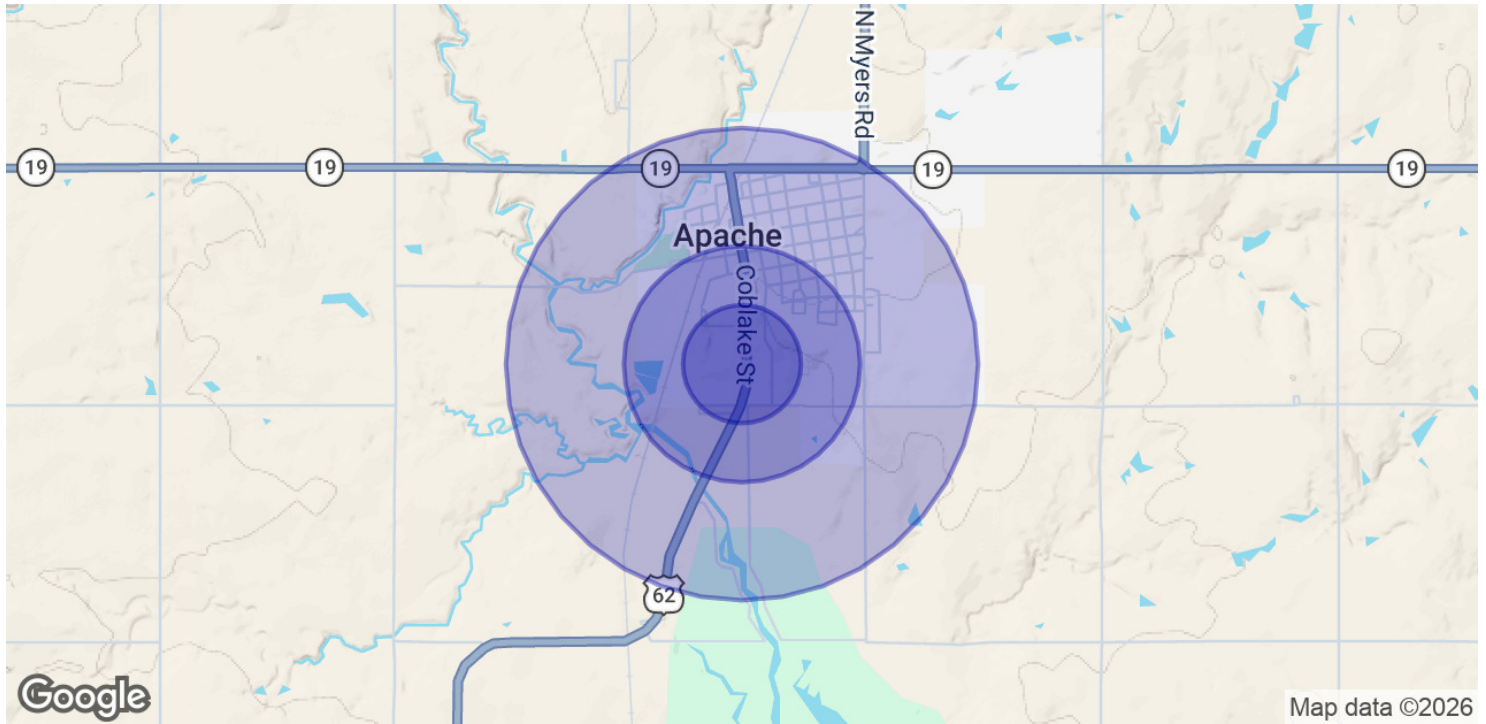
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	7	31	165
Average Age	51.3	47.1	43.2
Average Age (Male)	41.4	38.0	34.9
Average Age (Female)	60.9	55.8	50.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	3	14	73
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$74,699	\$65,144	\$61,635
Average House Value	\$126,972	\$127,620	\$123,575

2023 American Community Survey (ACS)

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