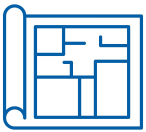


FOR LEASE OR SALE | Downtown Guthrie

324 W. Oklahoma Ave, Guthrie, OK 73044

WIGGIN
PROPERTIES, LLC



12,500
SF (6,250/floor)

Building Size



Negotiable

Lease Rate



**Retail/
Residential**

Property Type



HIGHLIGHTS

- ✓ 12,500 SF two-story building – can be divided into 6,250 SF per floor with separate entrances
- ✓ Prime downtown Guthrie location in a thriving and historic district
- ✓ 60 feet of frontage on Oklahoma Avenue with 10 dedicated parking spaces plus additional community parking
- ✓ Owner willing to provide tenant build-out or improvement allowance

Michael Raff

VP of Brokerage

405.418.7118

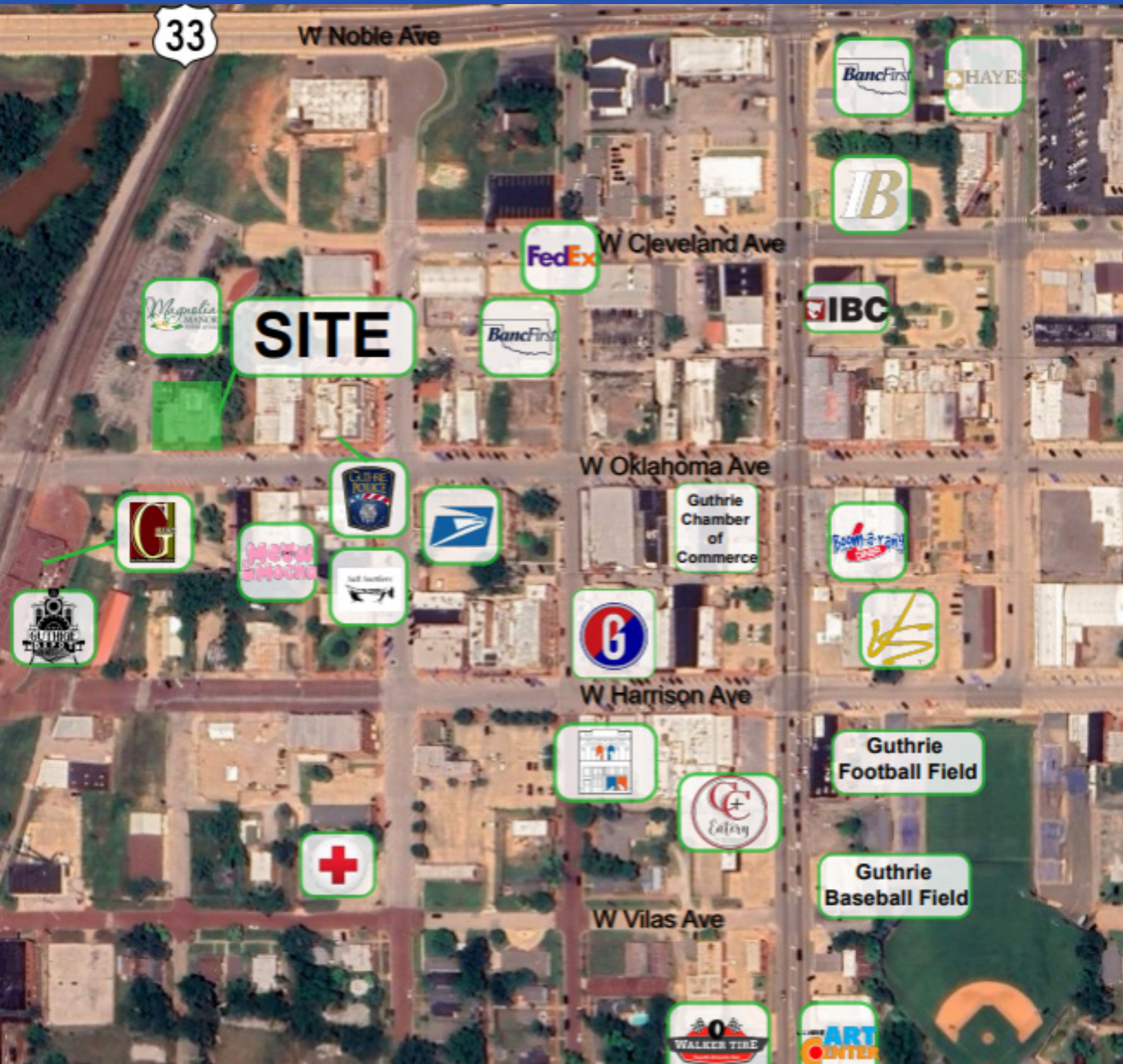
mr Raff@wigg inprop.com

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