

Mannford Industrial For Sale

371971 W 51 Hwy
Mannford, OK
74044

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PROPERTIES



Property Summary



Location Description

This 6,000 SF shop building sits on approximately 1 acre with direct frontage along Highway 51 in Mannford, Oklahoma. The property is well-suited for contractors, mechanics, or equipment-based businesses needing a functional shop with yard space and visibility.

The building features multiple drive-in doors and open shop space, allowing for a variety of industrial or service uses. The site offers convenient access to Sand Springs, Tulsa, and surrounding areas.

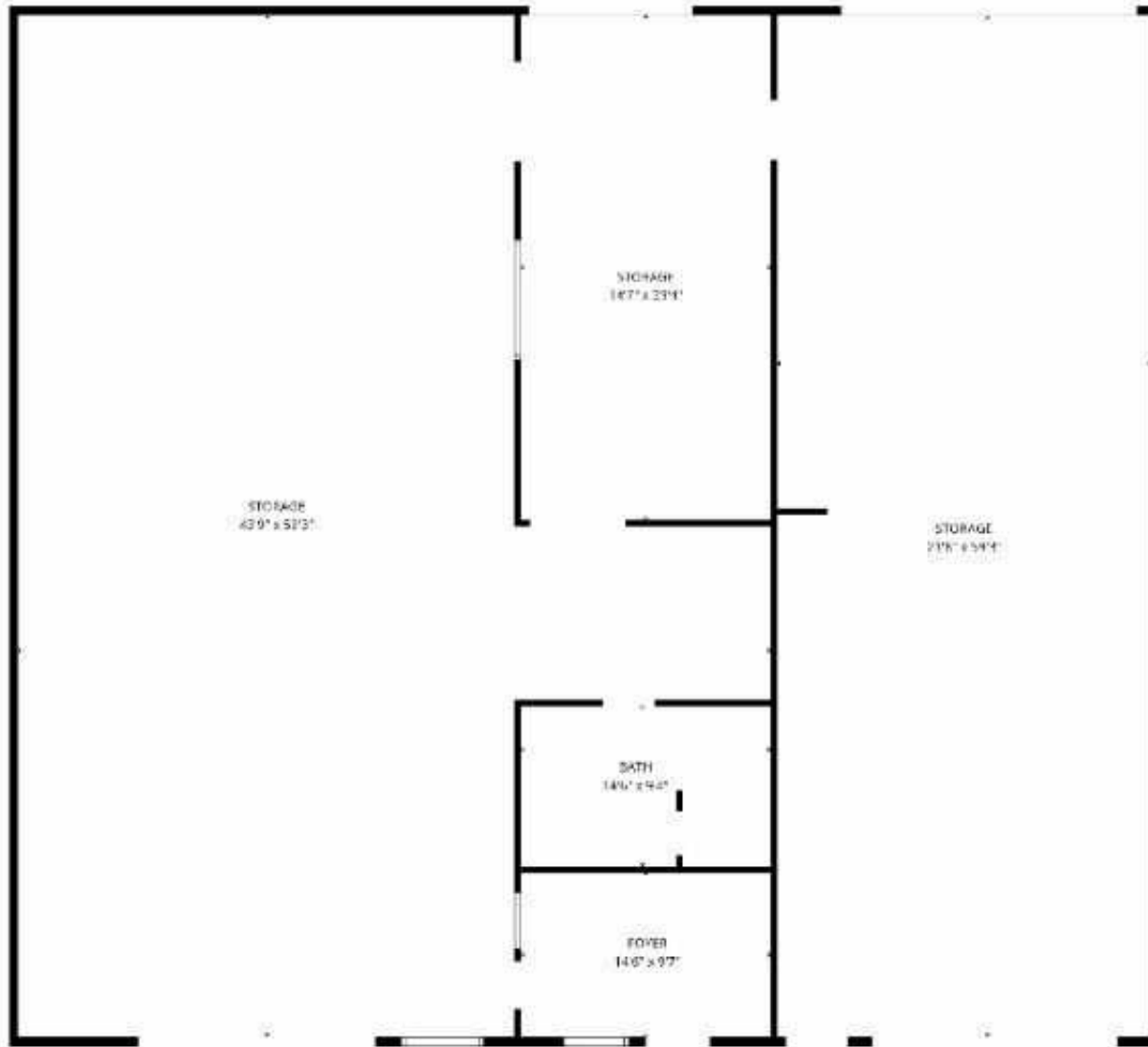
Offering Summary

Sale Price:	\$125,000
Building Size:	6,000 SF

Property Highlights

- - ±6,000 SF shop building
- - ±1.0 acre site
- - Direct frontage on Hwy 51
- - 2 drive-in overhead doors
- - Large yard area
- - Built in 1977
- - Single-tenant configuration
- - Highway 51 frontage
- - Minutes to Keystone Lake
- - Easy access to Sand Springs & Tulsa

Floor Plans

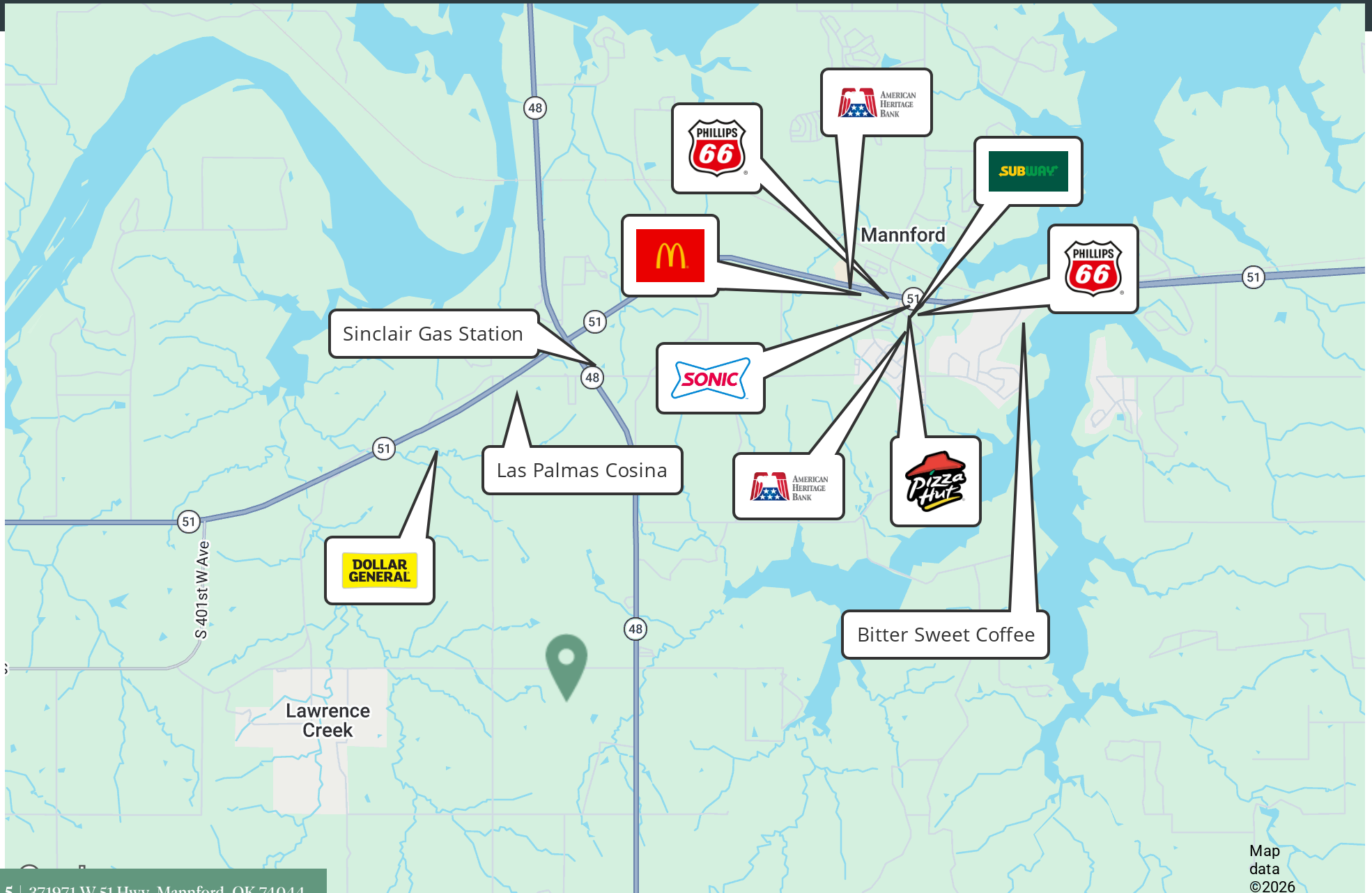


FLOOR PLAN CANNOT BE USED AS A CONTRACT. DIMENSIONS SHOWN ARE APPROXIMATE AND NOT GUARANTEED.

Additional Photos



Location Map

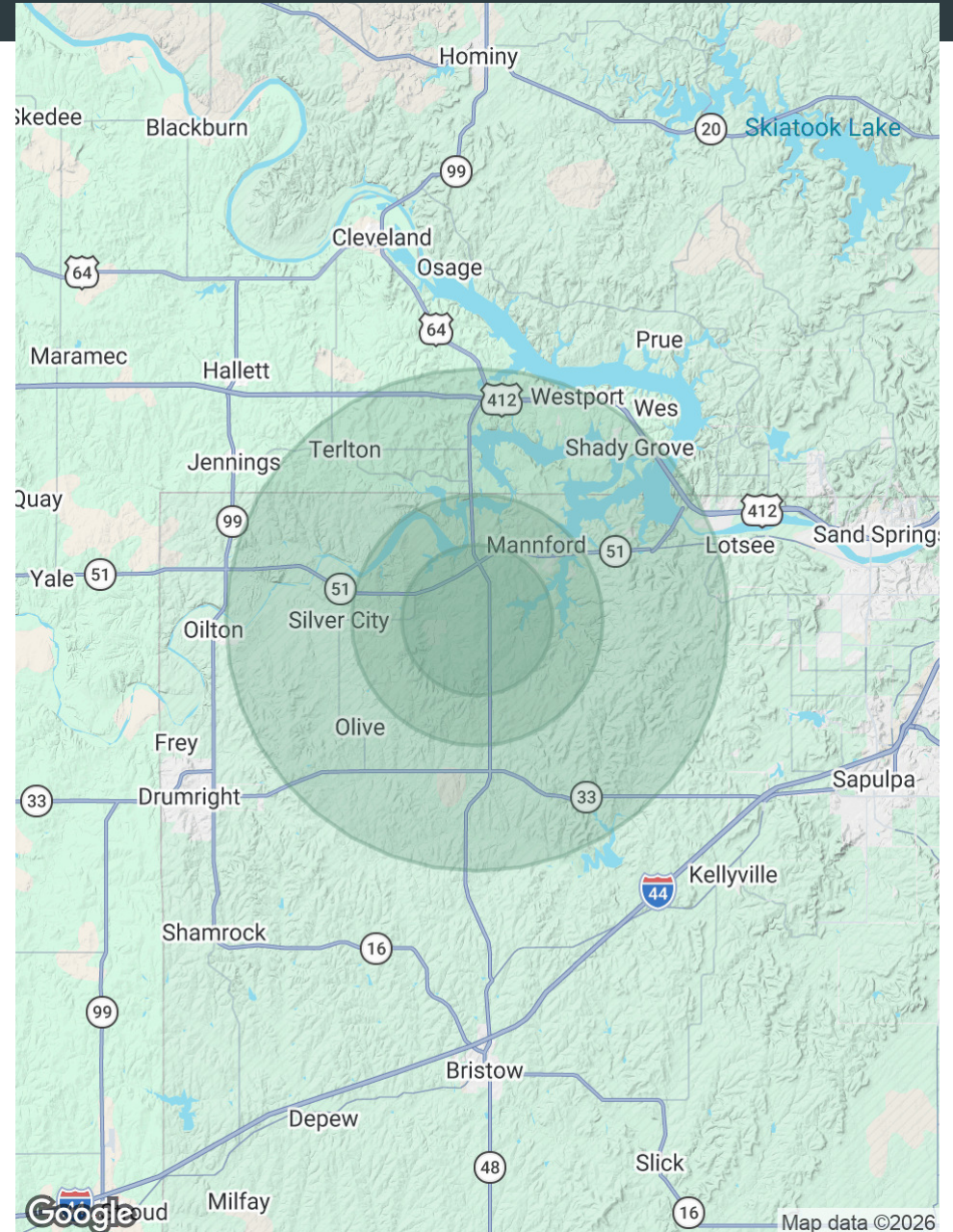


Demographics Map & Report

Population	3 Miles	5 Miles	10 Miles
Total Population	2,735	5,898	18,865
Average Age	39.0	40.6	43.0
Average Age (Male)	39.0	40.7	42.3
Average Age (Female)	39.5	41.3	43.5

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	1,000	2,151	7,025
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$78,802	\$80,184	\$83,027
Average House Value	\$207,211	\$197,856	\$184,592

2023 American Community Survey (ACS)



Contact

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MCP - McGraw Commercial Properties

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DISCLAIMER: This information has been obtained from sources deemed reliable. MCP has not verified this data for accuracy and assumes no responsibility for errors or omissions in any content. You and / or your advisors should conduct a thorough, independent investigation of the property to confirm all information and the suitability of the property for your needs.