

1001 S Woody Guthrie St



Presented By:
eXp Commercial

1001 S Woody Guthrie St, Okemah, OK 74859



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Property Details

Price: \$11.00 /SF/YR

- Heavy Traffic
- Great Location
- Property area about 1.4 acres right off major highway

View the full listing here: <https://www.loopnet.com/Listing/1001-S-Woody-Guthrie-St-Okemah-OK/39556023/>

Rental Rate:	\$11.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	3,800 SF
Year Built:	1982
Walk Score ®:	29 (Car-Dependent)
Rental Rate Mo:	\$0.92 /SF/MO

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Listing space

1st Floor	Space Available:	3,800 SF
	Rental Rate:	\$11.00 /SF/YR
	Date Available:	Now
	Service Type:	Triple Net (NNN)
	Built Out As:	Convenience Store
	Space Type:	Relet
	Space Use:	Retail
	Lease Term:	Negotiable

High-Traffic Location, Ready for Operation

Looking to launch your next business venture? This is your chance to secure a restaurant and gas station property located at **1001 South Woody Guthrie Street, Okemah, OK 74859**. Available for lease at **\$3,500/month** or for sale at **\$700,000**, this 1.4-acre site is positioned directly in front of major travel hubs—Love's, Casey's, and the Casino—offering exceptional visibility and steady daily traffic.

The property features a spacious **3,800 sq ft restaurant and truck stop facility** that is fully equipped and ready for operation. There are at least **10 semi truck parking spots**, making it ideal for commercial use and catering to high-volume traffic. Approved for gas pumps, the site is versatile for additional service offerings and retains a petroleum storage tank for easy conversion to a gas station.

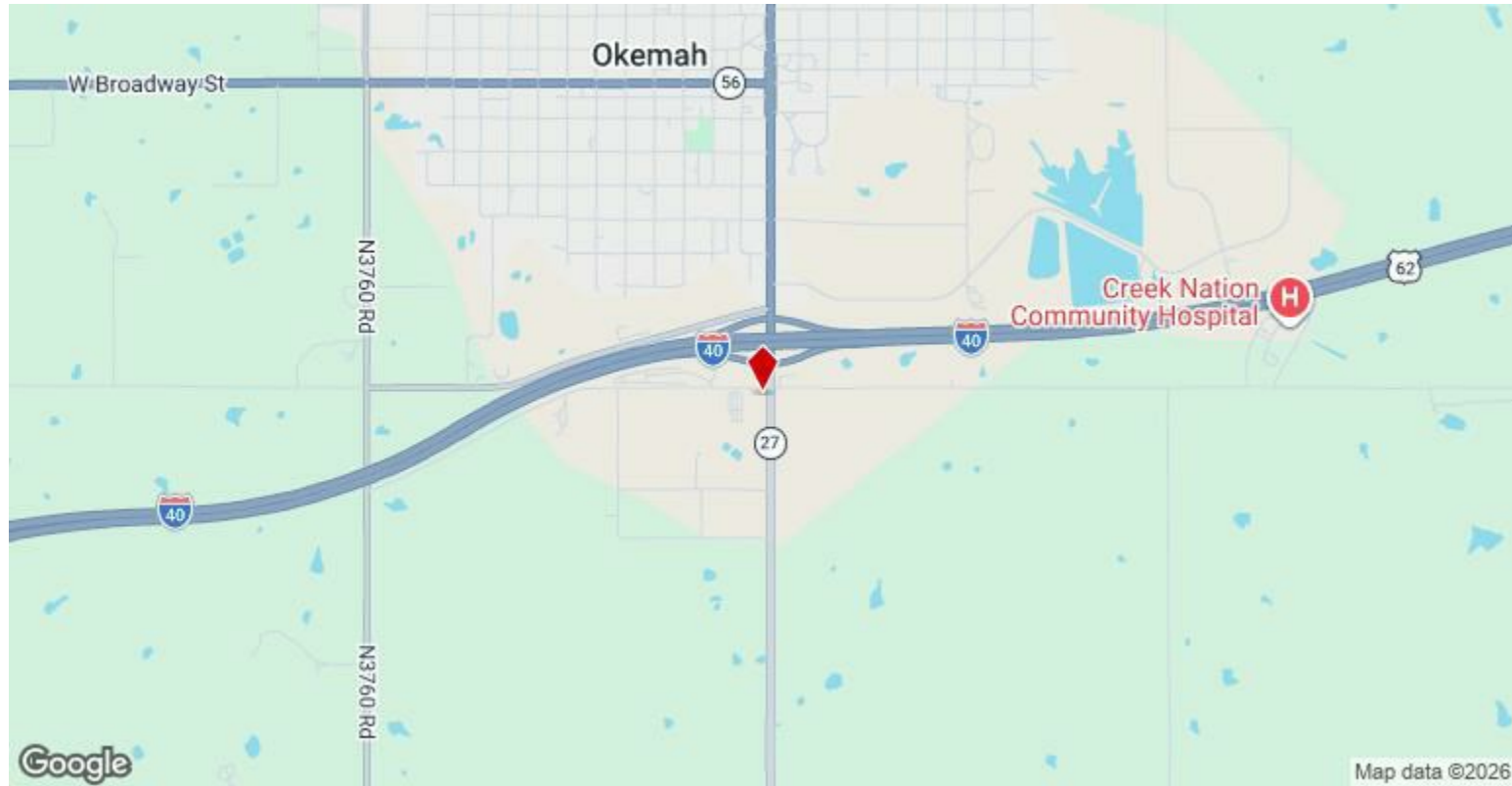
Recent electrical upgrades guarantee reliable power, and all pizza equipment is brand new for efficient, modern service. Two large iron signpoles provide prominent business signage, maximizing exposure to passing travelers. Located just off I-40, this rare opportunity is perfect for entrepreneurs seeking a high-traffic, sought-after location.

For more information or to schedule a viewing, contact **Zafar Iqbal** at **(405) 546-9079**, Exp Commercial.

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Location



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Property Photos



Primary Photo



Building Photo

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Building Photo



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