

FOR SALE

2210 Church Ave, Harrah, OK

\$478,500

3.36 acres



BUILDING INFORMATION:

- Metal building constructed 1974
- Measures 50'0" wide x 50'0" deep
- Two 3'0" x 7'0" doors
- Two sliding doors facing south
- Sliding door clears 15'1 x 24'0"
- Electricity connected
- Concrete Slab
- Floor to joist: 14'10"
- Floor to roof" 16'3"

PROPERTY FEATURES:

- Located at the NW corner of Highway 62 and NE 23rd Street.
- 1.5 miles east of NE 23rd Street and Kickapoo Turnpike



FOR MORE INFORMATION:

Troy Humphrey thumphrey@LRCRE.com (405) 219-7500

114 N.W. 6th Street, Suite 206
Oklahoma City, OK 73102
Office: 405.231.5700
www.LRCRE.com

The information above is believed to be accurate and reliable but is not warranted and may change without notice. Land Run Commercial Real Estate Advisors, LLC makes no guarantees, warranties or representations about the property and recommends tenants independent investigation as to the accuracy thereof.

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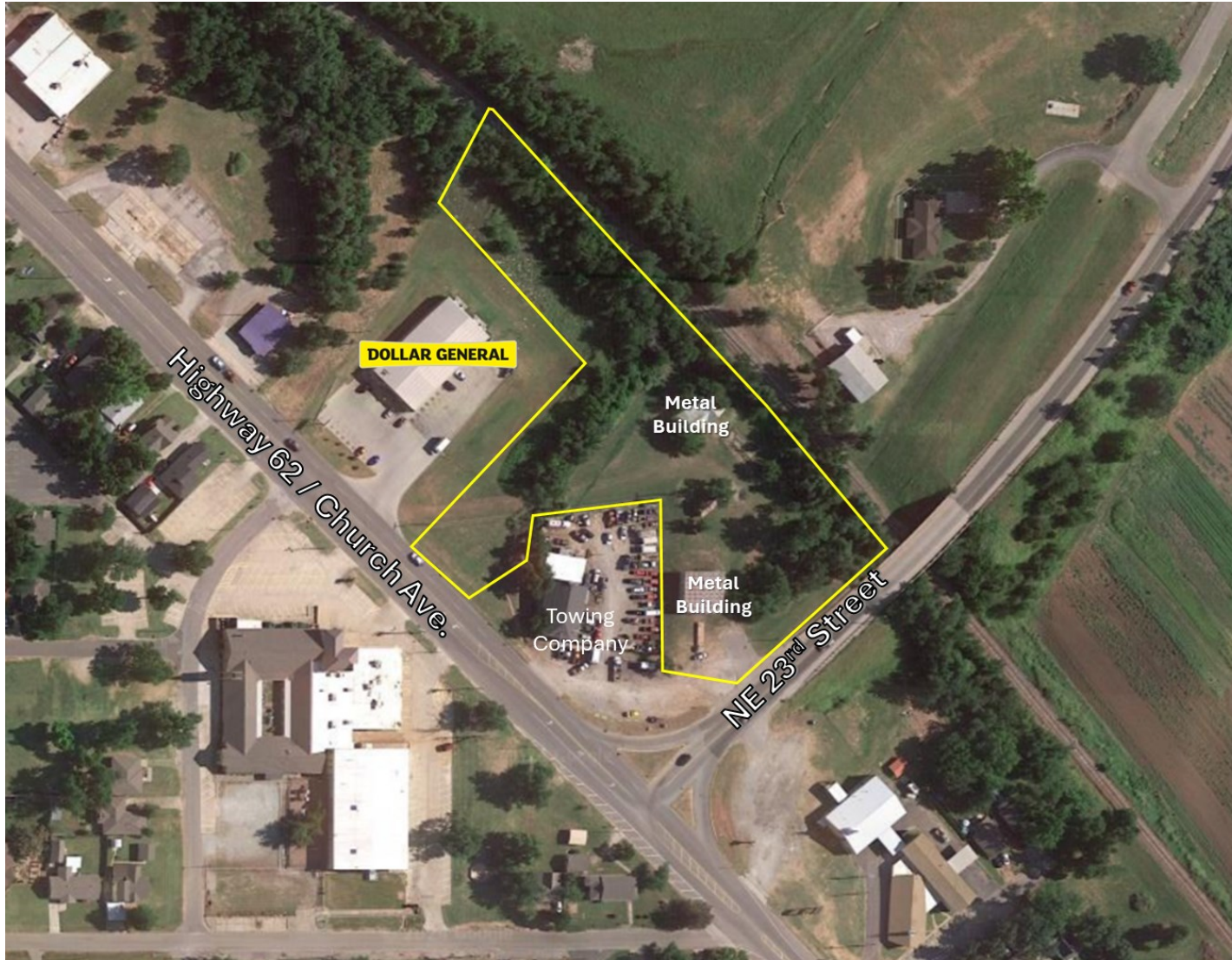
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The only party authorized to represent the Owner in connection with the sale of the Property is the Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the Advisor.

Neither the Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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