

FOR SALE

PRICE
ADJUSTMENT!

**117 W Harrison Ave
Guthrie, OK 73044**

3 Long-term, fully leased residential spaces

2 Retail spaces (can be combined)

± 10,000 SF



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Property Description

Built in 1902 and once home to the infamous Fatty Mater's Saloon, this ±10,000 SF landmark is steeped in Guthrie history and full of opportunity. The ±5,000 SF lower level offers flexible space ideal for retail, studio, gallery, or event use—highlighted by original architectural details that give the building its unmistakable character. Upstairs features three fully furnished residential units, all long-term rentals and currently fully leased, providing stabilized income in one of Oklahoma's most recognizable historic districts. Eclectic, soulful, and rich with story, the property sits directly across from the Pollard Theater in the heart of downtown Guthrie. A rare private back deck, off-street parking, and rear access add even more value. This is more than a building—it's an opportunity to own a living piece of Oklahoma's story.



KW Commercial Elite
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117 W Harrison Ave Guthrie, OK 73044

Building Size: ±10,000 SF Multi-use

Zoning: CBD

Rental units: 3 (long-term)

Retail spaces 2 (can be combined)

Sales Price: \$1,399,999





