

Agent 360 Property View

209 S Broadway, Stigler, OK 74462

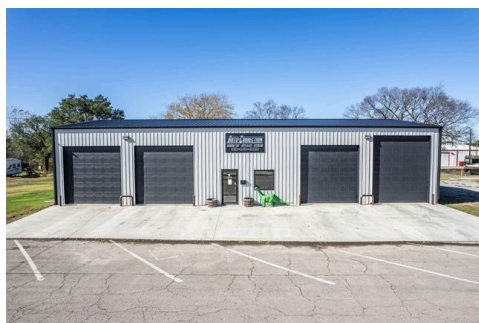
Listing

Commercial Sale Agent Full

209 S Broadway Stigler, OK 74462

MLS#: <b>2440786</b>	County: <b>Haskell</b>	List Date: <b>11/21/2024</b>	List Price: <b>\$399,900</b>
Status: <b>Active</b>	School District: <b>Stigler - Sch Dist (37)</b>	TRS: <b>09N-21E-18</b>	LP/SQ: <b>\$124</b>
Type: <b>Building Trades / Svc</b>	Subdivision:		DOM: <b>209</b>
			CDOM: <b>209</b>

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General Information

Permitted Use: <b>Mixed Use, Office, Warehouse, Other</b>	SqFt: <b>3200/BP</b>
# Stories:	SqFt2:
Rooms:	SqFt3:
Year Built: <b>2023/Owner</b>	Restrooms:
Location:	Under Const:
Roof: <b>Alum / Metal</b>	
Taxes/Tax Yr/Tax ID: <b>\$488/2023/</b>	
Legal: <b>KINGFISHER SUBS, STIGLER ORIGINAL TOWN, LOT 18 LESS S 8' &amp; ALL OF 19 &amp; 20, 21, 22, 23, 24 BLK 126, STIGLER 820/797, 9N-21E-18</b>	

Recent: **06/18/2025 : DECR : \$435,000->\$399,900**

Remarks

**This impressive 40x80 (3,200 sq.ft.) building with 16' sidewalls constructed in 2023, boasts a durable welded red iron frame and 3-inch vinyl-backed insulation for added efficiency. New concrete approach in front of the building for parking. It features two distinct work areas separated by a centrally located office and waiting room. The north side offers a spacious 33' x 40' work area with a wash bay equipped with a 20-foot graded drain, and a 125k BTU Big Max natural gas heater that provides ample warmth for the entire shop. This section also includes a 14' x 12' insulated bay door and a 12' x 12' insulated bay door with a commercial-grade LiftMaster garage door opener and Wi-Fi capabilities. Additional highlights include six UFO 250-watt LED lights, three 24" oscillating fans, ten 4-plug outlets, a PVC plumbed air line that runs down the wall for air access on the south side of the shop, walls wrapped in 10' white sheet metal. A staircase leads to a versatile enclosed and insulated upstairs area that can serve as storage, a game room, or potential living quarters, complete with LVF flooring, three 150-watt UFO LED lights, two stationary fans, and additional storage beneath the stairs. The centrally located office is equipped with a 2.5-ton HVAC unit, two bathrooms, a laundry room with washer and dryer hookups, and convenient access to both work areas. The south side work area mirrors the north side with a 33' x 40' layout, two 12' x 12' insulated bay doors with Wi-Fi-enabled LiftMaster openers, 10' white sheet metal walls, three oscillating fans, and a 12,000-lb two-post car lift installed last year. The property also offers ample outdoor space for additional buildings, parking, or a fenced area for company vehicles and equipment storage. This building is a versatile and modern space, perfectly suited for a range of business needs.**

Listing Information

Foundation: <b>Slab</b>	Fence: <b>None</b>
Floors:	Exterior Features: <b>Lighting, Sidewalk</b>
Construction: <b>Steel</b>	Lease Type:
Census Tract:	

Features & Utilities

Water: <b>City</b>	Sewer: <b>City</b>
Heating: <b>Electric/2 Units</b>	Cooling: <b>2 Units</b>
Energy: <b>Insulated Doors, Insulated Windows, Programmable Thermostat</b>	
Interior: <b>Floored Attic, High Speed Internet, Public Restrooms, Security System-Owned, Other</b>	
Utility Connect Avail: <b>Electric, Gas, Water</b>	

Finance/Warranty Information

Assumable Loan: <b>No</b>	Loan Int Rate:	Non-Qualifying:	PITI:
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Office and Showing Information

Listing Office: <b>McGraw, REALTORS (3474)</b>	Office Phone: <b>(479) 226-3931</b>	Accept Delivery: <b>No</b>
Listing Associate: <b>Sherry Hamby (204723)</b>	Contact Phone: <b>(918) 649-4686</b>	Corp/Relocate: <b>No</b>
Associate Lic #: <b>204723</b>	Company OREC #: <b>183039</b>	
Listing Team Name:	Limited Service: <b>No</b>	Short Sale: <b>No</b>
Owner:	Owner Phone:	Lender Owned: <b>No</b>
OREC Disclosure Type:	Flood Notice Req: <b>No</b>	Original List Price: <b>\$465,000</b>
List Agreement Type: <b>Excl Right to Sell</b>	Occupied: <b>Yes</b>	
Showing Contact: <b>Call Agent</b>	Keybox Type: <b>Combo</b>	
Warranty:	Possession: <b>At Closing</b>	
Broker Remarks: <b>Realtor related to seller.</b>		
Directions: <b>From Stigler, turn on South Broadway. Travel 1 block. Property will be ahead on the right.</b>		

Firm Only Remarks

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