



122-124 North Independence Ave, Enid, OK 73701



## PROPERTY DESCRIPTION

This well-maintained, 3-tenant building is a great owner/user opportunity with 3,750 SF of vacancy for your business. Two of the three spaces are currently leased. The basement and second story space is not included in the square footage.

## PROPERTY HIGHLIGHTS

- Prime 7,500 SF building for retail investment
- High-traffic area for maximum visibility
- Spacious layout for versatile retail setups
- The only retail building currently for sale in Downtown Enid
- Prominent signage opportunity for brand visibility
- The basement and second story are not included in square footage

## LOCATION DESCRIPTION

Located in Downtown Enid's historic square directly across from the Garfield County courthouse. This location provides high walkability to other retail and professional services.

## OFFERING SUMMARY

Sale Price:	\$395,000
Building Size:	7,500 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,838	10,569	15,826
Total Population	7,810	28,075	41,479
Average HH Income	\$83,418	\$79,981	\$84,037

**Emily Duncan Belusko**  
Sales Associate  
405.514.5685  
emily@fleskeholding.com



**Kendra Streeter**  
Broker Associate  
405.590.7202  
kendra@fleskeholding.com

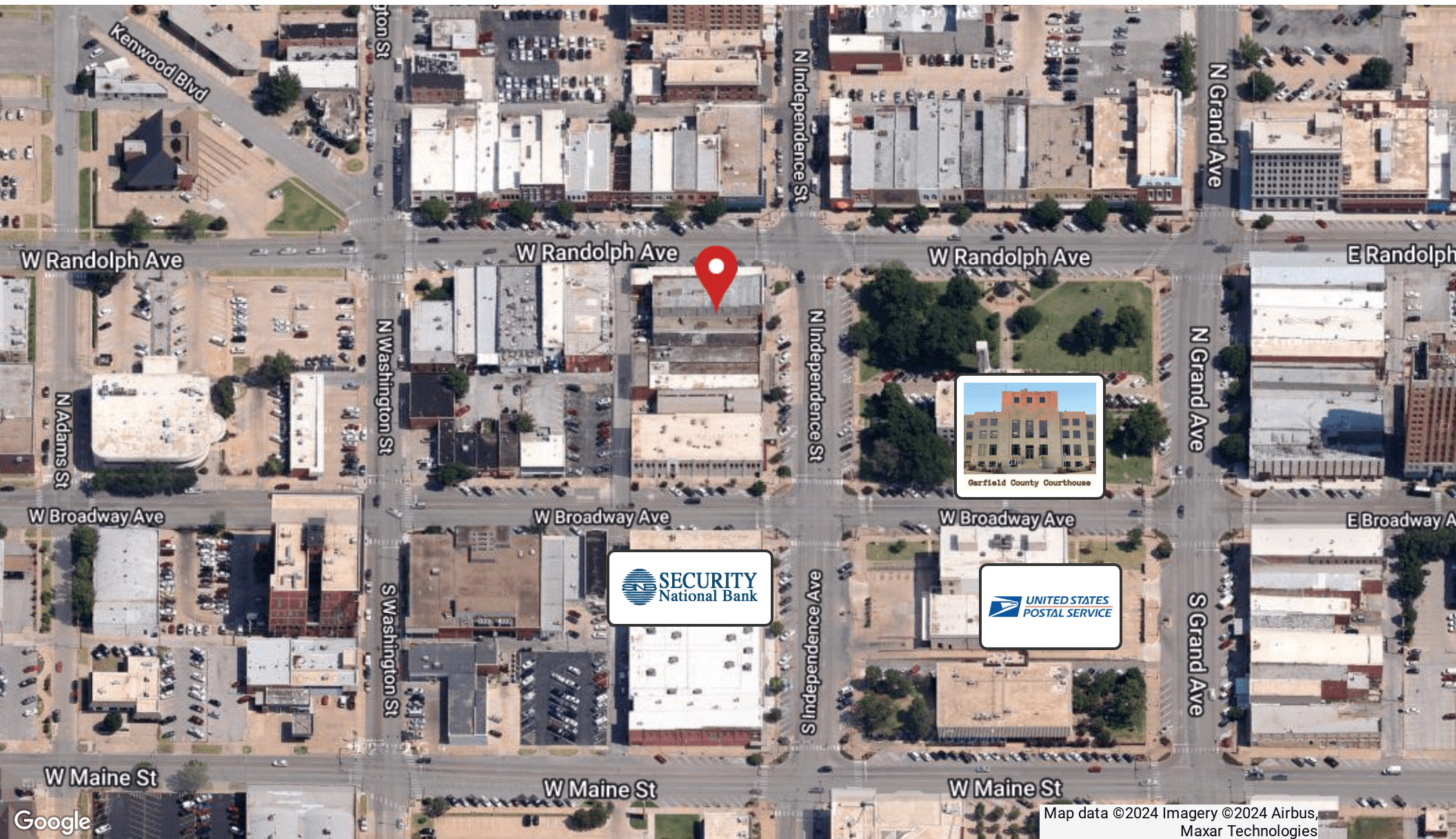


# 122-126 N Independence Ave



# FOR SALE

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