

CHEROKEE QUEEN

61991 E 315 Road, Grove, OK 74344



PROPERTY OVERVIEW

The Cherokee Queen Motel & Restaurant is situated on 1.44 acres. Well Maintained Property. With year-round occupancy, this 33 room motel has a furnished living quarters for owner or manager, a one bedroom rental cabin, outdoor pool and large deck for customer enjoyment. There are 5 new studio apartments currently available. Property also features a turn-key restaurant w/ seating for approx. 125. The 1500 Sq Ft. Kitchen is equipped with upscale stainless steel appliances, stoves, hood, cooler, grills and an outside smoker building. Ample Parking. Great Investment!

PROPERTY HIGHLIGHTS

- Fully Equipped Commercial Kitchen
- Restaurant is walk-in ready
- One bedroom cabin (rental)
- 5 Newly Constructed Studio Apartments
- Apartments are move in ready
- Apartments are furnished with all new Appliances
- Newly Remodeled Hotel
- No Deferred Maintenance
- NOI does not include Apartments or Restaurant
- Restaurant Seats 125 People
- Great Investment Opportunity

Sale Price:	\$1,250,000
Number Of Units:	33
Price Per Unit:	\$37,879
Cap Rate:	10.03%
NOI:	\$125,363
Lot Size:	1.44 Acres
Building Size:	16,822 SF
Cross Streets:	

KW COMMERCIAL
1740 SE Washington Blvd.
Bartlesville, OK 74006

DEAN ROBERTSON

Associate
O: 918.440.8534
C: 918.440.8534
deanrobertson@kw.com
OK #174917

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

HOTEL & RESTAURANT FOR SALE

CHEROKEE QUEEN

61991 E 315 Road, Grove, OK 74344



Hotel Room



Hotel Entrance



Bathroom



Office

KW COMMERCIAL
1740 SE Washington Blvd.
Bartlesville, OK 74006

DEAN ROBERTSON
Associate
O: 918.440.8534
C: 918.440.8534
deanrobertson@kw.com
OK #174917

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

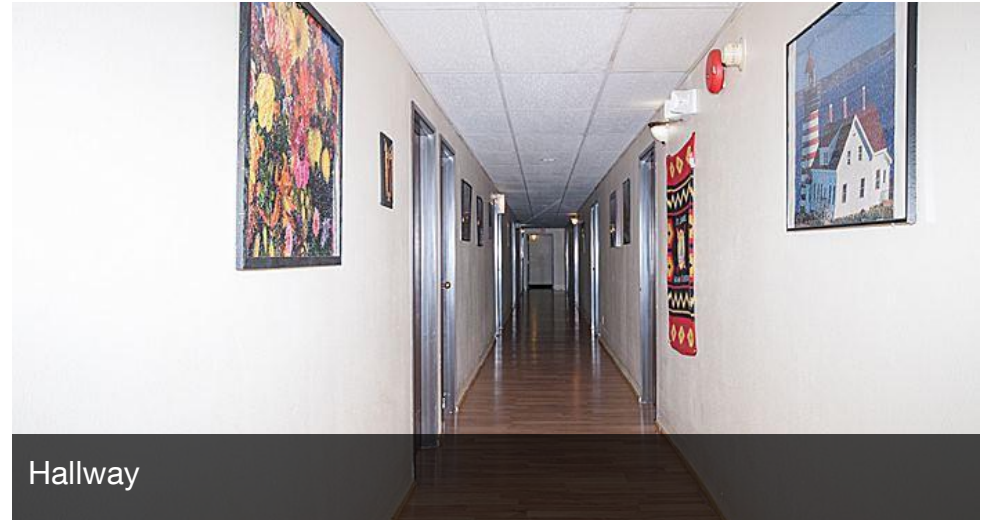
HOTEL & RESTAURANT FOR SALE

CHEROKEE QUEEN

61991 E 315 Road, Grove, OK 74344



Manager's Living Quarters



Hallway



Pool



Restaurant

KW COMMERCIAL
1740 SE Washington Blvd.
Bartlesville, OK 74006

DEAN ROBERTSON
Associate
O: 918.440.8534
C: 918.440.8534
deanrobertson@kw.com
OK #174917

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CHEROKEE QUEEN

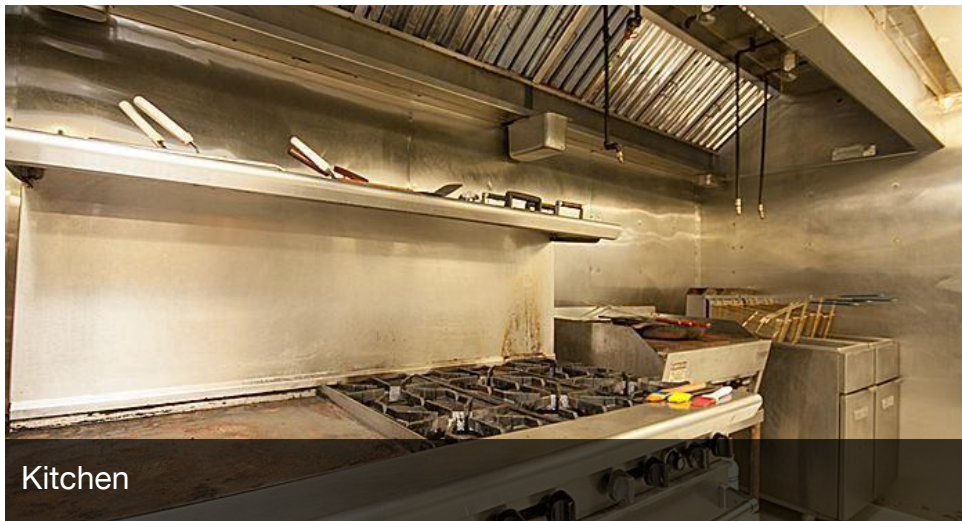
61991 E 315 Road, Grove, OK 74344



Kitchen



Kitchen



Kitchen



Studio Apartment Kitchen

KW COMMERCIAL
1740 SE Washington Blvd.
Bartlesville, OK 74006

DEAN ROBERTSON
Associate
O: 918.440.8534
C: 918.440.8534
deanrobertson@kw.com
OK #174917

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CHEROKEE QUEEN

61991 E 315 Road, Grove, OK 74344



Restaurant Serving Area



Restaurant Dining



Restaurant Dining



Restaurant Dining

KW COMMERCIAL
1740 SE Washington Blvd.
Bartlesville, OK 74006

DEAN ROBERTSON
Associate
O: 918.440.8534
C: 918.440.8534
deanrobertson@kw.com
OK #174917

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CHEROKEE QUEEN

61991 E 315 Road, Grove, OK 74344



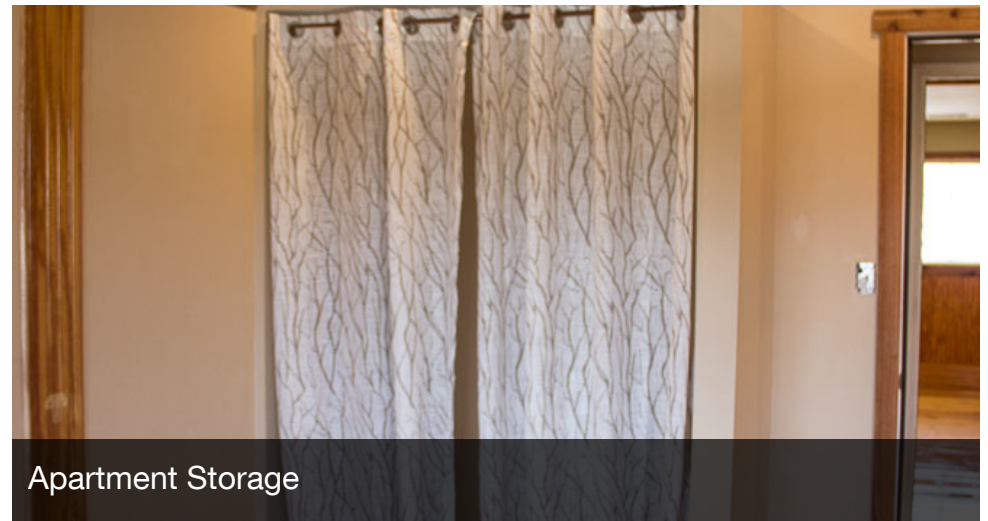
Apartment Bathroom



Apartment Washer & Dryer



Apartment Studio Area



Apartment Storage

KW COMMERCIAL
1740 SE Washington Blvd.
Bartlesville, OK 74006

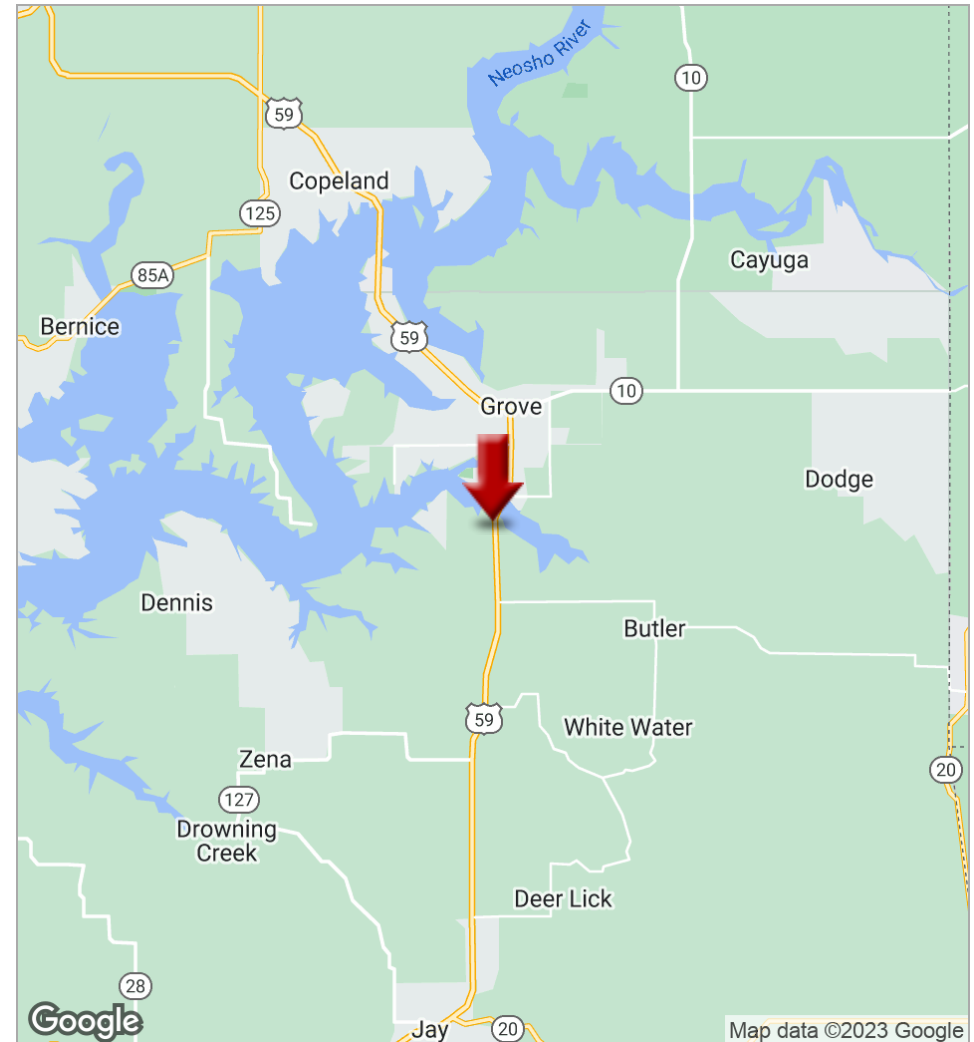
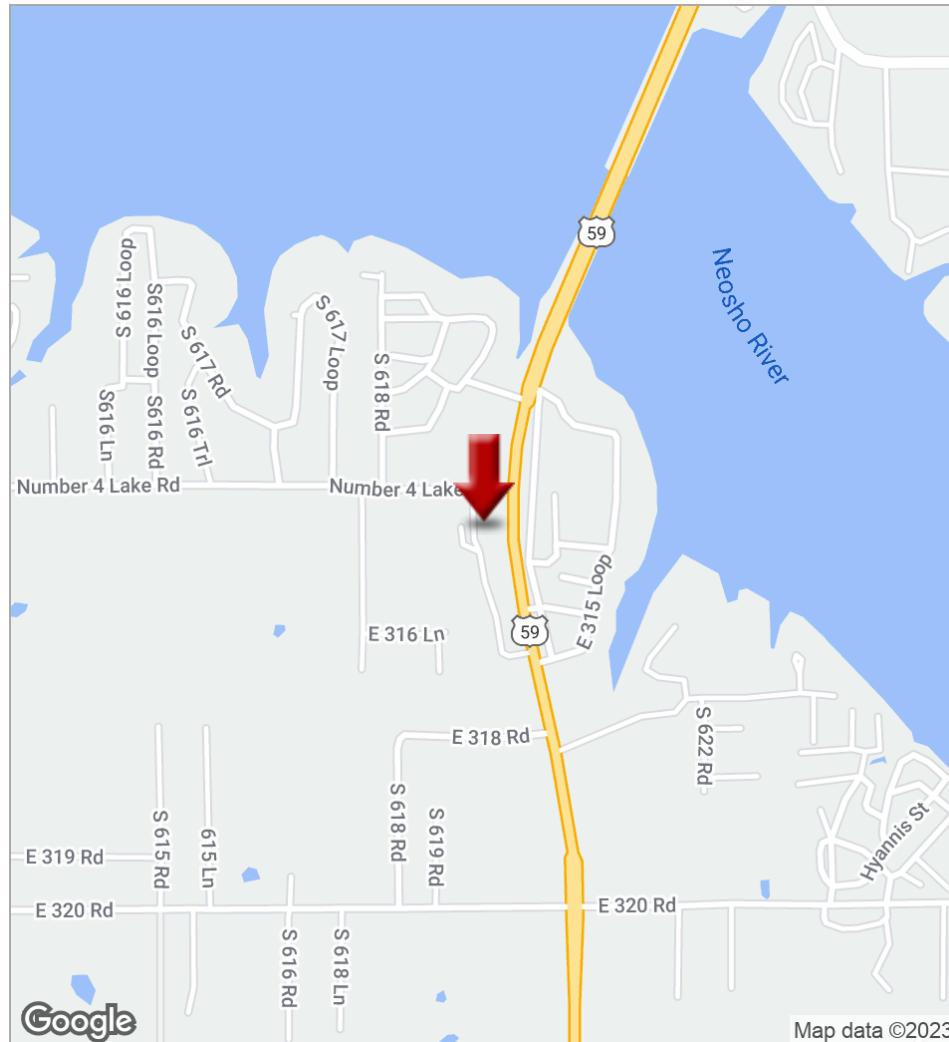
DEAN ROBERTSON
Associate
O: 918.440.8534
C: 918.440.8534
deanrobertson@kw.com
OK #174917

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CHEROKEE QUEEN

61991 E 315 Road, Grove, OK 74344



KW COMMERCIAL
1740 SE Washington Blvd.
Bartlesville, OK 74006

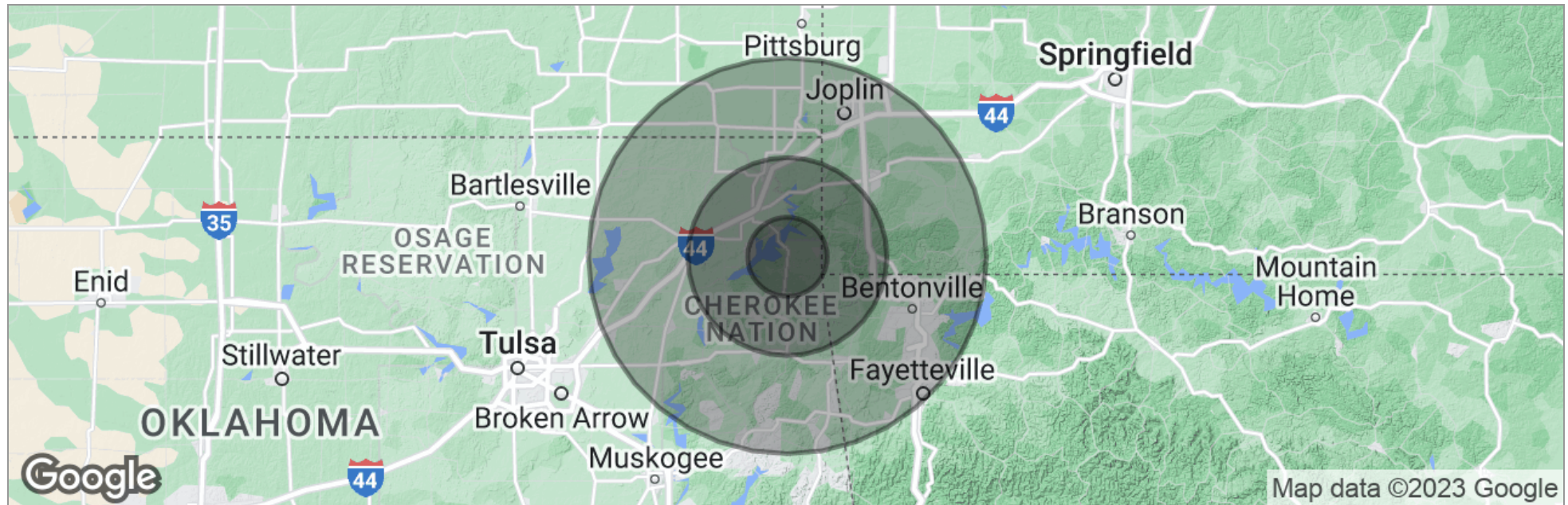
DEAN ROBERTSON
Associate
O: 918.440.8534
C: 918.440.8534
deanrobertson@kw.com
OK #174917

Each Office Independently Owned and Operated [kwcommercial.com](https://www.kwcommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CHEROKEE QUEEN

61991 E 315 Road, Grove, OK 74344



	10 Miles	25 Miles	50 Miles
Total Population	24,068	111,664	722,888
Population Density	77	57	92
Median Age	48.3	40.7	36.7
Median Age (Male)	47.9	39.7	35.7
Median Age (Female)	48.5	41.9	37.7
Total Households	10,080	42,133	273,971
# of Persons Per HH	2.4	2.7	2.6
Average HH Income	\$51,442	\$47,609	\$55,785
Average House Value	\$140,622	\$127,119	\$149,799

KW COMMERCIAL
1740 SE Washington Blvd.
Bartlesville, OK 74006

DEAN ROBERTSON
Associate
O: 918.440.8534
C: 918.440.8534
deanrobertson@kw.com
OK #174917

Each Office Independently Owned and Operated [kwcommercial.com](https://www.kwcommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.