

# FOR For Sale

For Sale by Broker

**\$235,000**

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**Call (405) 949.0606**

OFFERED BY

**CH CAREY HUGHES**

**REALTY ADVISORS**

**405.949.0606**  
carey-hughes.com

Location: Grove, Oklahoma

Size: 165,528± Sq. Ft. / 3.80± Acres

Purchase Price: \$235,000

Price per Square Foot: \$1.42

Real Estate Taxes: \$235.00

Zoning: C-1, Convenience Commercial District

This commercial district is intended for a united grouping, in one or more buildings, of retail shops and stores and personal services that provide for the regular needs and are for the convenience of the people residing in the adjacent residential neighborhoods. It is intended the convenience center be developed as a unit with adequate off-street parking space for customers and employees, and with appropriate landscaping and screening. 245 Net Feet of Frontage along Har-Ber Road and 622 Feet along Leisure Road Rolling Topography, Some Wooded Areas of Pecan Trees Commercial Hard Corner at NW Corner of Har-Ber Road (175'MOL) & Leisure Road (250'MOL), Great Commercial Potential Development Area All Utilities at the Property, 8" Gravity Feed Sewer Line on East Property Line

