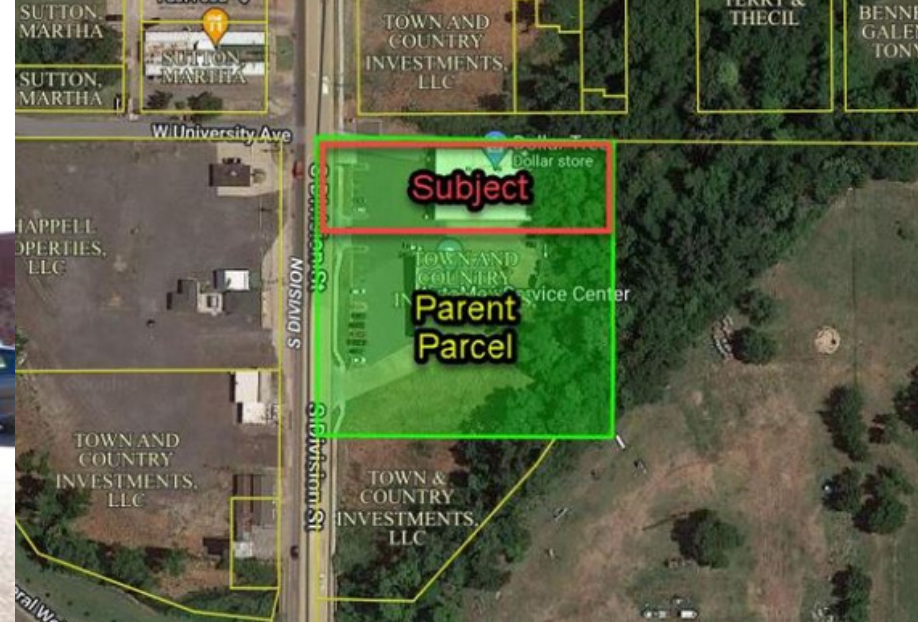


BUILDING | FOR SALE

\$1,250,000



802 S DIVISION, GUTHRIE, OKLAHOMA 73044

9,216 SQFT | ZONED: C-1

INVESTOR HIGHLIGHTS

- 0.83 acres
- Built: 2002
- 23 parking spaces(ratio 2.5/1000sf)
- Dollar Tree occupies 100%
- NNN lease
- Brick building
- Current lease option through 2031
- Originally Family Dollar and rebranded in 2019
- Close proximity to Walmart
- Great visibility
- Pylon sign
- Division Street is the main artery from I-35
- *Additional 2 acres could be purchased**



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