

410 Sigma Place | For Sale

For Sale

410 Sigma Place, Guthrie, OK 73044



Details

Sale Price:	\$399,000
Lot Size:	0.68 Acres
Building Size:	3,200 SF

Highlights

- **Flexible Layout:** The property includes an office space, restroom, and a spacious shop area, providing the versatility needed for different business operations.
- **Accessibility:** Two 10' overhead doors with openers facilitate easy movement of goods and equipment, making it suitable for a range of industries.
- **Comfort:** Fully air-conditioned with gas heating ensures a productive work environment year-round.
- **Utilities:** Separate utilities are in place, with water/sewage included, plus access to a shared trash dumpster for convenience.
- **Security Lighting:** Bright outdoor lighting enhances safety and visibility during evening hours.

Property Description - Mixed Use | Warehouse

Discover an exceptional opportunity. This vacant commercial property presents the perfect canvas for an owner-user looking to establish or expand their business in a prime location. Zoning: Commercial use, ideal for a variety of business applications.

This property is perfect for small business owners, entrepreneurs, or anyone looking to create a customized space to suit their operational needs. With its vacant status, you have the freedom to design the space that meets your vision.

Rosha Wood

rwood@creekpe.com
405.843.7474



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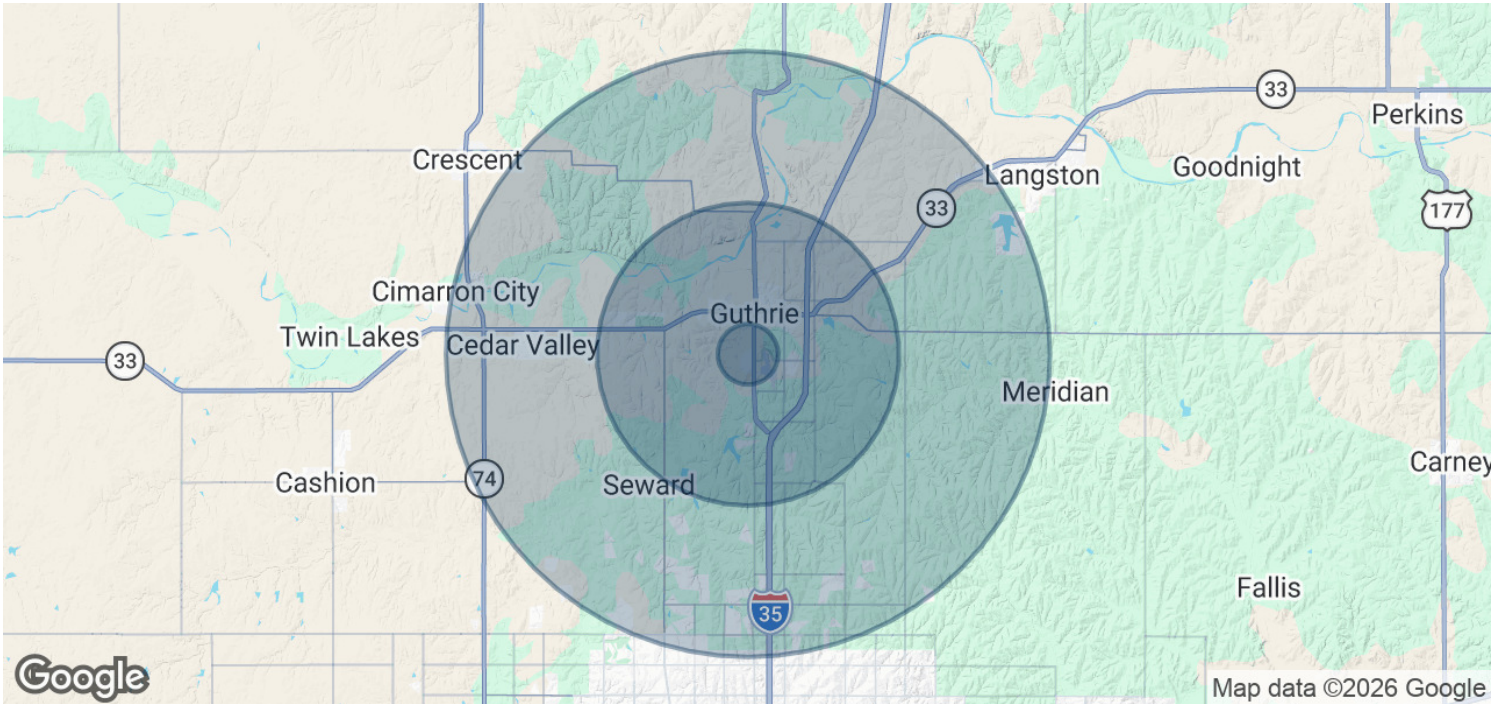
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Population	1 Mile	5 Miles	10 Miles
Total Population	954	15,804	41,684
Average Age	41.8	40.0	40.5
Average Age (Male)	39.4	39.7	40.4
Average Age (Female)	42.7	42.1	41.3

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	316	5,378	14,263
# of Persons per HH	3.0	2.9	2.9
Average HH Income	\$65,622	\$79,615	\$121,169
Average House Value	\$185,302	\$184,570	\$286,032

2023 American Community Survey (ACS)

09182026

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