

**2 E JAMES ST.
STERLING, OK 73567**

MARKETING BROCHURE



Commercial Real Estate Brokerage, LLC

OFFERED BY: Shannon Wells, Sales Associate

580.353.6100 www.insightbrokers.com

PROPERTY DESCRIPTION

- **Bldg. Size** - 2,116sf
- **Land Size** - 28,000sf
- **Zoning** - Commercial

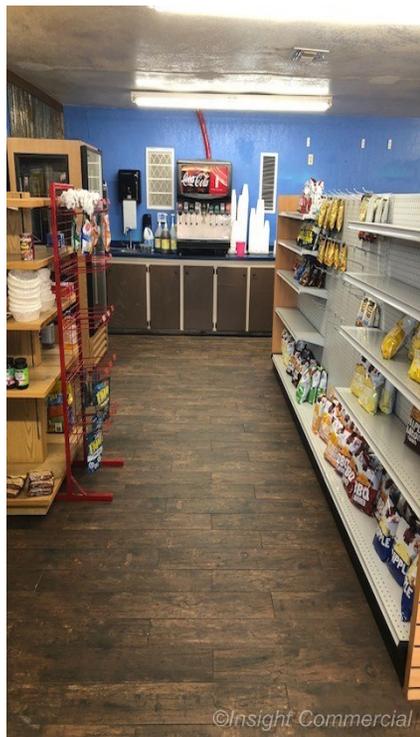
Investment property for sale in Sterling, OK. Gas station/convenience store/restaurant with drive-thru window, sold in as-is condition. Gas station includes two 10,000 gallon fuel tanks (one needs replaced). All kitchen and gas station equipment is included in purchase price. Formerly known as Circle S Store and The Blue Cow restaurant. Building has two restrooms. Equipment includes: 2 fryers, vent hood, 3-compartment sink, prep table, gas stove/oven, five-door coolers, commercial refrigerator, ice machine, Coke machine, food warmer, meat slicer, gravy warmer, POS cash register system, flat-screen TV, and retail shelving.



\$179,000.00



2 E James St., Sterling, OK



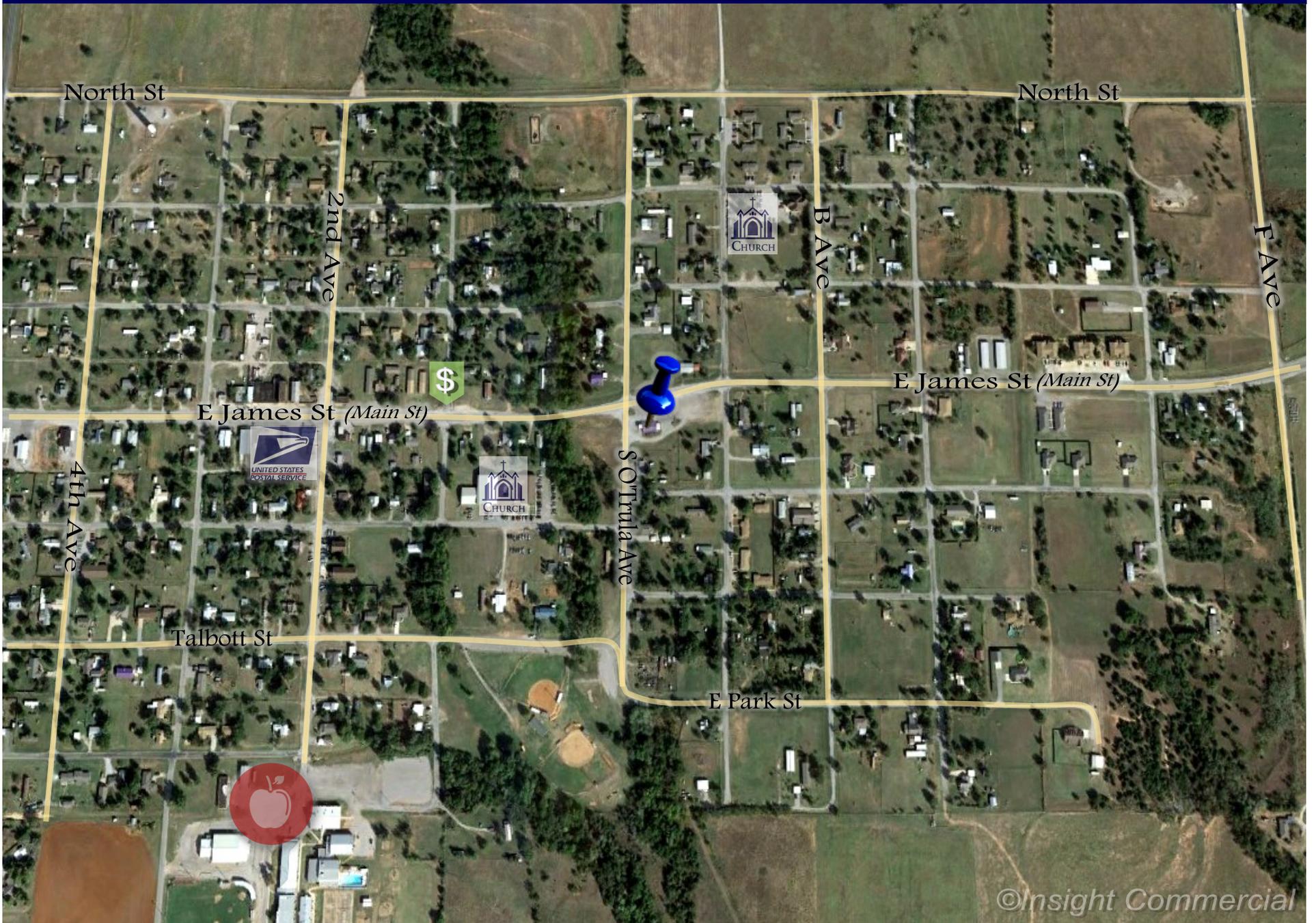
AERIAL

2 E James St., Sterling, OK



MAP

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