

## 75174 HWY 59

Westville, Ok 74965



**List Price:** \$350,000  
**MLS#:** 1307976  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 2,600  
**Price / Square Foot:** \$134.62  
**Type:** CommercialSale  
**Built:** 2005  
**County:** Adair  
**School:**

### Description

Prime Investment Opportunity! Previously used as a premier 2600 sq ft convenience store coupled with a restaurant, strategically positioned on Highway 59 offering exceptional visibility. This establishment boasts gas and diesel pumps, ensuring a steady flow of customers. The property includes a 24x36 shop building, ideal for storage needs, complemented by a functional office space. The possibility of serving breakfast, lunch, and dinner, this establishment is poised for success. Act now and step into a lucrative venture with a track record of success and limitless growth possibilities. Central H/A; 2 gas pumps; 2 diesel pumps; alarm system; coolers and freezers; picnic area.

### Property Details

Lot Size	2.44 Acres
Air Condition	CentralAir
Appliances	ElectricWaterHeater
Exterior	AluminumSiding
Listed By	Keller Williams Market Pro Realty - OK