



**JR FULTON
& ASSOCIATES, LLC**

COMMERCIAL, INDUSTRIAL AND INVESTMENT REAL ESTATE

**OFFERED EXCLUSIVELY
FOR SALE
BY: RAY L WULF**



PROPERTY TYPE: CONVENIENCE STORE WITH GAS

LOCATION: 20005 E. Highway 20
Claremore, OK 74019

LAND AREA: 1.97 Acres (mol)

GENERAL: Main Structure is 6,940 sq. ft. with 800 sq. ft. breezeway and a 1,800 sq. ft. canopy.
Four Restrooms. Handicap Accessible. Heat/Air are electric. Rural water, total electric.
Three cash registers, six ft. grill and hood.
One large walk-in freezer, one large walk-in cooler.
Three Pumps, three bays. 3- 2005 fiberglass 12,000 gallons tanks.
Drive-thru in back of the store. New 18,430 Sq. Ft. asphalt drive.
Unbranded Gas, No Contract. Call Listing Broker for additional information.

FOR SALE: \$1,650,000.00

FOR ADDITIONAL INFORMATION CONTACT: RAY L WULF, Broker Associate

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