



# JR FULTON & ASSOCIATES, LLC

COMMERCIAL, INDUSTRIAL AND INVESTMENT REAL ESTATE

OFFERED EXCLUSIVELY  
FOR SALE  
BY: RAY L WULF



**PROPERTY TYPE:** INCOME PRODUCING CLUB – “SO FINE CLUB”  
OR Alternative Industrial Use

**LOCATION:** 8200 S. W. 3<sup>rd</sup> Street  
(South Council Rd. & I-40 area. Corner lot with access off both S.W. 3<sup>rd</sup> and off Markwell.)  
Oklahoma City, OK 73128

**BUILDING AREA:** 5,760 Sq. Ft.

**LAND AREA:** 1.1 Acres MOL

**GENERAL:** Building is brick and masonry. Built in 1981 and complete remodel 2017 with new roof, air units, and custom bar with 3 workstations. A separate smoke room was added during remodel. Total Electric. Over 42,000 sf of parking. Site could easily be converted to alternative industrial use due to the building’s open structure with 12 ft. ceiling & large corner lot.

**ZONING:** C- 3, Commercial

**FOR SALE:** \$495,000.00 Includes building, land, furniture, fixtures, equipment, 2 pool tables, new security camera system, registers, sound/entertainment system and club name.

**FOR ADDITIONAL INFORMATION CONTACT:** RAY L WULF, Broker Associate

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**SITE MAP**  
**“SO FINE CLUB”**  
8200 S. W. 3<sup>rd</sup>  
Oklahoma City, OK

