

## Cross Property 360 Property View

# 301 E Cherokee Street Unit #E1 & E2, Lindsay, Oklahoma 73052

Listing



### Lease

MLS#: **1155987**  
 Address: **301 E Cherokee Street #E1 & E2, Lindsay, OK 73052**  
 Addition: **Lif Indust**  
 Area: \_\_\_\_\_ County: **Garvin**  
 Assess Acct#: **0424-00-001-001-0-000-00**  
 Land SqFt/Dim: **53,143**  
 Lot: \_\_\_\_\_ Block: \_\_\_\_\_  
 Directions: \_\_\_\_\_

Status: **Active**  
 Type: **Commercial**  
 List Price: **\$2,700**  
 Close Price: \_\_\_\_\_  
 LP\$/SQFT: **\$0.72**  
 Acre: \_\_\_\_\_

**Recent Change: 02/18/2025 : NEW**

General Information			
Bed(s):	<b>0</b>	SF MOL:	<b>3750</b>
Baths:	<b>0.</b>	Year Built:	<b>2014</b>
Building Design:		Heat:	
Living:		Level:	
Dining:		Const:	<b>Brick</b>
Lot Desc:	<b>Other</b>	Roof Ty / Yr:	<b>Other</b>
Pool Features:		Fence:	
		Est Date Comp:	
Prop Build Status:	<b>Existing</b>	Occup Status:	
Cable:		Security Gate:	
		Model Home:	
		Split Plan:	
		Cool:	
		FirePlace:	
		Foundation:	
		Pool Private:	
		Pool:	<b>No</b>
		Pool Level:	
		Poss:	<b>At Funding</b>
		Livestock:	
		Hist Desig:	<b>No</b>
		Pk/Type:	

Remarks:

**This 3,750-square-foot open floor plan commercial space offers an exceptional opportunity for a western fashion store or small business, perfectly blending practicality and potential. Previously set up as a T-shirt shop, the space allows for a seamless transition or an exciting new venture. Located within a bustling strip mall alongside popular establishments like Boomerang and AN Nail Salon, the property offers excellent foot traffic and visibility. The dual front doors enhance accessibility and foot flow, while the garage door at the back adds convenience for deliveries or additional access. Situated off Highway 19, it benefits from proximity to key businesses such as the lumber store, a banks, and Walmart, making it a prime location for attracting a diverse customer base. This versatile space is a canvas for creativity, ready to become a cornerstone of the community's shopping experience.**

Schools			
Elem:	<b>Lindsay ES</b>	Middle:	<b>Lindsay MS</b>
High:	<b>Lindsay HS</b>	Sch District:	<b>Lindsay</b>

Additional Features		
Lease Information		
Restrictions:	Lease Terms:	<b>Yearly</b>
Pets Allowed:	Pet Deposit:	
Pet Limit:	Carpet Color:	
Res Responsible:	Sec Deposit:	
	Date Avail:	
	Carpet Cond:	

Office and Showing Information			
Terms:	<b>As is Condition, LBox:</b>	Internet:	<b>Yes / Yes / No</b>
	<b>Cash</b>		
Show Instr:	S Cond:	Occupied:	
List Type:		Service Type:	<b>Full Service</b>
List Agent:	<a href="mailto:209363/Crystal Claphan">209363/Crystal Claphan</a>	List Broker:	<a href="mailto:PPRL01/Platinum Peak Realty Inc.">PPRL01/Platinum Peak Realty Inc.</a>
Agent Lic#:	<b>209363</b>	Broker Lic#:	<b>210331 - Jeremy Landress</b>
Agent Phone:	<b>405-926-9688</b>	Office Phone:	<b>405-301-7700</b> (Office Fax: _____)
Agent Email:	<a href="mailto:crystalclaphan@gmail.com">crystalclaphan@gmail.com</a>	Office Web:	
Agent Cell:	<b>405-926-9688</b>		

L/Ofc Remarks:

[Schedule a Showing](#)

Listing Information			
List Date:	<b>02/18/2025</b>	DOM:	<b>0</b>
Original List Price:	<b>\$2,700</b>	Pend Date:	
		Expire Date:	<b>08/15/2025</b>
		<b>On Market Date:</b>	

Financial Information	
Assumable:	Loan Qualify:

Prepared By: **Jeromy Landress**

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Date Printed: **02/18/2025**

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