



Route 66 Com'l Building on 8.07 Acres

Commercial building on 8.07 acres overlooking Route 66 just West of I-44 / Will Rogers Turnpike Gate in Vinita, OK. Former golf and tennis clubhouse, this two-story stone building offers a prime, location highly visible from all directions. Large parking lot. Income-producing billboards.

- 1,250' +/- Route 66 frontage
- 6,252 +/- sf two-story building



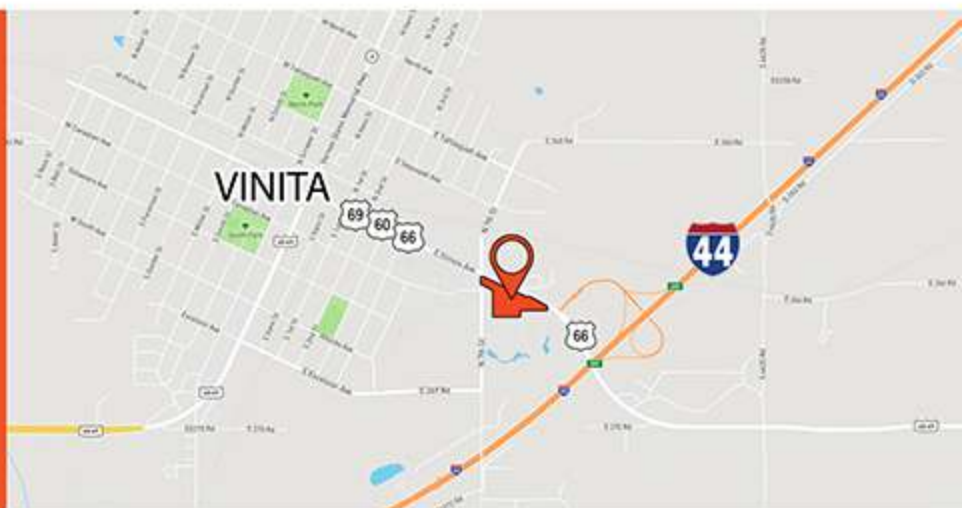
AUCTION DATE:
Friday, July 10th at 1pm



AUCTION LOCATION:
On-site, 945 E. Illinois Ave., Vinita



INSPECTIONS:
11am - 1pm, Fridays
June 26th and July 3rd



Route 66 Commercial Building

Prime location with excellent traffic exposure positioned adjacent to a Walmart Supercenter, I-44/Will Rogers Turnpike and Rte 66/Hwy 60 & 69. One-hour from Tulsa and convenient to the greater Grand Lake area.

Building: 6,256[±] SF, two-story stone building with metal roof.

- 4 commercial restrooms
- 1 private restroom
- Upstairs includes reception area, office, two large rooms, kitchen, 2 commercial restrooms and 1 private restroom.
- Downstairs features 2 commercial restrooms with showers and a sound-proof recording studio.

Lot: 8.07[±] acres with large parking area.

- Elevated lot offers outstanding traffic visibility from all directions
- 1,250[±] feet prime frontage along Rte 66/Hwy 60/Hwy 69
- Two tennis courts
- Walmart Supercenter adjacent
- Holiday Inn Express adjacent



945 E. Illinois Ave., Vinita, OK

DISCLOSURES:

- 3% Buyers premium applies. Buyer's premium is an additional fee (3% of the high bid amount) paid by the high-bidder.
- No minerals convey.
- All parcels subject to any existing recorded easements.
- Locations of parcel signs, maps, and picture illustrations are for reference only. Refer to survey for boundaries if available and/or legal descriptions. Fence lines may not follow property boundaries per survey.

TERMS & CONDITIONS:

- All properties are being sold 'as is, where is' and are not subject to financing, inspections or any other contingencies.
- CJ Auctions represents the seller only.
- The high bidder must make a 10% (Min \$5,000) non-refundable deposit on sale day (cash, personal or cashier checks)
- Buyer will receive deed and title insurance.
- Buyer will pay for (but not limited to) the closing fee & title policy. Taxes will be prorated through date of closing.
- Balance and closing costs are due 30 days from seller acceptance.
- Contact CJ Auctions for title commitment and copy of easements.
- All bidders must register with CJ Auctions prior to bidding (registration is held 1-hour prior to auction) and provide a driver's license or government-issued ID.
- Absentee bidders must pre-register and qualify through CJ Auctions 48 hours prior to sale day.
- All persons inspecting the property, attending an open house or auction do so at their own risk and shall not hold the seller, property owner, CJ Auctions nor their agents liable for damages to their person or property.
- Sale is subject to seller confirmation.

VISIT CJ-AUCTIONS.COM FOR COMPLETE TERMS, CONDITIONS AND DISCLOSURES.



High Visibility | Two-Story



6,252 SF | Built in 1980