



Com'l Real Estate Auction

August 2nd



Com'l Buildings

137 W Ketchum Ave., Ketchum

Ketchum Ave. (Hwy 85)

Turnkey Com'l Property Ideal for Restaurant, Retail, or Investment

Fully remodeled commercial property with 150 feet of prime highway frontage near Grand Lake. Previously operated as a custom butcher shop, meat market, and sandwich counter, the property is outfitted for immediate use and all equipment conveys. Interior renovations include updated floors, walls, and equipment throughout. A newly converted metal building on-site serves as a separate prep kitchen, fully insulated with spray foam and equipped with cold storage, a commercial stove/oven, prep sinks, ample counter space, and dry storage—ideal for catering, food production, or expansion of services. The site features a large parking area and room for future development. Whether you're looking to launch a new business, expand an existing operation, or invest in a high-visibility corridor, this property delivers versatility and potential.



AUCTION DATE:
August 2nd at 1pm



AUCTION OFF-SITE:
Marina Del Rey Resort
35043 S 4505 Rd., Afton, OK



INSPECTIONS:
2-4pm Sundays
July 20th and 27th



AUCTION DETAILS



cj-auctions.com | 918.550.8118
info@cj-auctions.com



RESIDENTIAL
RANCH
COMMERCIAL



Metal building with prep kitchen & equipment

Main building with retail area, refrigerated display cases

DISCLOSURES:

- 3% Buyer's premium applies. Buyer's premium is an additional fee (3% of the high bid amount) paid by the high bidder.
- Property subject to any existing recorded easements.
- All existing equipment residing within the property at the time of sale conveys with the real estate.

TERMS & CONDITIONS:

- Sale is subject to seller approval.
- 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 (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 opens 1-hour prior to auction; must provide valid government-issued ID.
- 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 or their agents liable for damages to their person or property.

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



Metal Building: Prep kitchen with stove/oven, prep sink, prep tables and cold storage. All equipment conveys.



Main Building: Former restaurant & butcher shop. All equipment conveys.

OK RE Lic# 159708 Ronn Cunningham | Cunningham Johnson Auctions

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Current as of 06/30/25



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