

**FOR SALE Guymon, OK Tire
Center and Convenience Store**

\$1,400,000



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The property located at 1018 NE Highway 54, Guymon, OK, is a highly visible commercial site with a successful tire center, a vacant convenience store, and additional warehouse space. Here are the key details:

Property Overview

- **Location:** Corner of US Highway 54 and Highway 64 with 11,000 daily vehicles.
 - **Lot Size:** 5 acres.
 - **Total Building Size:** 22,488 SF.
 - **Tire Center:** 15,144 SF (leased for \$5,000/month).
 - **Convenience Store:** 4,200 SF (vacant, previously leased for \$3,400/month).
 - **Warehouse:** 3,144 SF.

Features

- **Tire Center:** Includes service bays for cars and trucks, customer area, and office space.
- **Convenience Store:** Includes restrooms, display area, kitchen, freezer, and 4 fuel pumps.
- **Year Built:** Originally 1963, with upgrades in 1993, 1997, and 2004.

This property benefits from its strategic location in Guymon, a regional hub for agriculture, meatpacking, and renewable energy. It also gains additional traffic from nearby attractions like the Golden Mesa Casino.