

The Newsletter For
Investors in
Commercial Real
Estate and
Businesses

I N T H I S I S S U E

What's New1-4
Website Address.....carey-hughes.com



The REALTY ADVISOR.®

“An Offering of Residential, Commercial Property and Businesses”

June 19, 2024 ♦ Volume 1 ♦ Issue 6

Property # 21-930 **SOLD**
Langley, Oklahoma (Grand Lake)
Highway 82 Location
3,752sf Multi-purpose Building



JW WELDON HUGHES, CHA
CAREY-HUGHES
REALTY ADVISORS, INC.
*"Advisors, Brokers and Managers of
Hotel/Motel, Residential, Land, Ranch,
Farm and Commercial Real Estate"*
13057 Highway 28 East
P.O. Box 703
Langley, OK 74350
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The information contained herein was obtained from sources we consider reliable and accurate. However, we cannot guarantee for errors, omissions, prior sale, withdrawal from the market or any corrections or changes including but not limited to price. If your property is currently listed with a real estate broker please disregard this as it is not our intention to solicit the offerings of other real estate brokers. We work and cooperate fully with all real estate brokers.

Property # 22 **SOLD**
Oklahoma City, Oklahoma
Major Artery Location
2,230sf Multi-purpose Building



Property # 26 **\$225,000**
Langley, Oklahoma (Grand Lake)
Highway 28 Location
800sf Multi-purpose Building



**CHECK
ALL OUR
LISTINGS
ON OUR
WEBSITE
carey-hughes.com**

Property # 40 **\$235,000**
 Grove, Oklahoma (Grand Lake)
3.80ac of C-1, Convenience
Commercial District Zoned Land



Property # 19 **\$150,000**
 Bethany, Oklahoma
Successful Donut Shop Business
Business ONLY For Sale
Space Available For Lease



2,508± Sq. Ft. Donut Shop in Bethany, OK,
 Consisting of Dining Area, Product Display,
 Kitchen, Restroom & Inventory Space

Operating Business Only Purchase Price:
 \$200,000. Owner Financing Available.

Includes all Furniture, Fixtures, Kitchen
 Equipment, Kitchen Utensils and Current
 Inventory at the Time of Sale Used in the
 Operation of this Business

Property # 14 **\$165,000**
 Spavinaw, Oklahoma (Spavinaw Lake)



**TURN-KEY OPERATING,
 SUCCESSFUL RESTAURANT
 BUSINESS and REAL ESTATE**



Building Size SF:432± Sq. Ft.
 Restaurant Building, Plus 2
 Auxilliary Buildings for Storage

Real Estate Taxes 2021:\$120.00

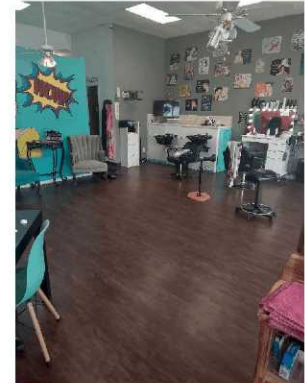
Property Has 3 City Lots, Each
 Approximately 25'± x 100'±



“The Sign of Sales”®

Property # 22-759 **SOLD**
 Langley, Oklahoma (Grand Lake)

Size SF: 750± Sq. Ft.
 Purchase Price Per SF: \$82,900.00
 Purchase Price Per SF: \$110.53
 Lease Price Per SF: \$14.00sf
 (\$875.00 Monthly) Plus \$184 Monthly
 COOP Fee (Association Fee) and
 Monthly Ad Valorem Real Estate Taxes
 Availability: Immediate
 Zoning: Highway Commercial, Open
 Zoning



750 Square Feet of Office, Restaurant or
 Retail Space
 NOT Available for Use as a Medical
 Dispensary
 Space is Ready for Use as a Salon
 COOP(Association)Fee of \$184.00 Per
 Month (includes trash service,
 maintenance of building exterior,
 electricity for the sign, the sign, grounds
 keeping and insurance covering roof and
 structural repairs.
 Frontage on Highway 82 South 3rd St.
959 North 3rd Street, Langley, OK 74350

Property# 237 \$195,000
291 West Broadway Avenue
Langley, OK (Grand Lake)

**BUILDING & REAL ESTATE FOR
SALE - GOOD BUSINESS OR
BARNDOMINIUM LOCATION**

Building and Lots 11, 12, and
13, 0.1722AC in Tract 1



Property # 275 \$140,000
South 4465 Road
Langley, OK (Grand Lake)



NEW CONSTRUCTION - Property fronts
East side of South 4465/Old Ketchum
Road/Whiskey Road, Langley, OK 74350

Ready for your home, very nice storage
building already in place

Building is 30' x 52'4", overhead door 14 feet
wide by 12 feet high

Fully insulated

LED interior lighting

City water tap at front of property

Electrical power in the building and exterior
lighting outside the building

RESTRICTIONS: Non-commercial
Storage, No Outside Storage and/or Outside
Junk Storage

In the heart of South Grand Lake of the
Cherokees, OK Activities

Property # 276 \$77,000
South 4465 Road
Langley, OK (Grand Lake)



Property fronts East side of South 4465/Old
Ketchum Road/Whiskey Road
Langley, OK 74350

Ready for your home

RESTRICTIONS: Non-commercial Storage,
No Outside Storage and/or Outside Junk
Storage

In the heart of South Grand Lake of the
Cherokees, OK Activities

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"The Sign of Sales"®



**THE LATEST IN
COMMERCIAL
PROPERTY AND
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FOR SALE**
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Property # 379 \$212,000
1080 Old Ketchum Road
Langley, OK (Grand Lake)

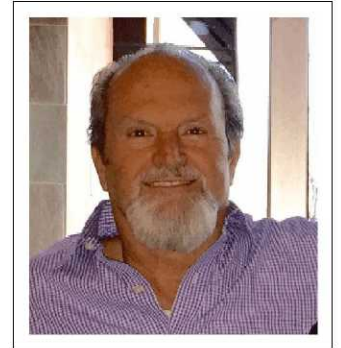


Property Details:

1080 Old Ketchum Road
Langley, OK
1,317± By Courthouse
Approximation
Real Estate Taxes: \$991.00

Property Features:

3 Bedrooms, 2 Baths
Fenced Patio & Rear Yard with
Gate Access to Neighborhood
Sidewalk
Located in the Ketchum School
District



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**We appreciate
your business!**