

The Newsletter For  
Investors in  
Commercial Real  
Estate and  
Businesses

I N T H I S I S S U E

What's New .....1-3  
Website Address.....carey-hughes.com

OFFERED BY  
**CH CAREY HUGHES**  
**REALTY ADVISORS** REALTOR®  
405.949.0606  
carey-hughes.com

# The REALTY ADVISOR.®

“An Offering of Commercial Property and Businesses”

June 8, 2022 ♦ 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"*

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obtained from sources we consider  
reliable and accurate. However, we  
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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** **\$199,000**  
Langley, Oklahoma (Grand Lake)  
Highway 28 Location  
800sf Multi-purpose Building



**CHECK  
ALL OUR  
LISTINGS  
ON OUR  
WEBSITE  
[carey-hughes.com](http://carey-hughes.com)**

**Property # 19** **\$225,000**  
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:  
\$225,000

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

**Property # 17** **\$175,000**  
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'±

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



**Property # 41** **SOLD**  
Ghost Hollow Cove, Get Lost Road,  
Grand Lake - Eucha, OK (Grand Lake)  
**7ac MOL of Development Land**





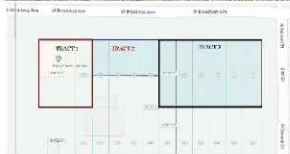
**Property # 22-759** **\$82,900**  
Langley, Oklahoma (Grand Lake)

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 # 22-537** **\$140,000**  
219 West Broadway Avenue, Langley,  
OK (Grand Lake)  
**Successful BAIT SHOP &/OR REAL  
ESTATE FOR SALE**



First Option: Building and Lots 11, 12,  
and 13, 0.1722AC in Tract 1 \$140,000

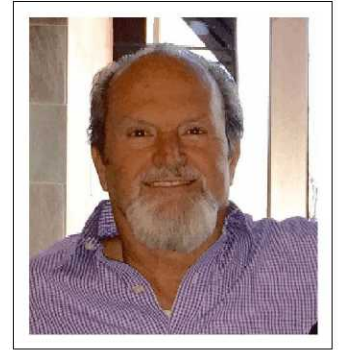
Second Option: Additional Land and  
Shop Structure on Half Lots 7 through  
10, 0.1148AC in Tract 2 Plus an  
additional \$25,000

Third Option: Additional Land For  
Development Lots 1 through 6,  
.3558AC in Tract 3 Plus an additional  
\$30,000

Fourth Option: All Equipment / Tools /  
Furniture Used in the Operation of the  
Business (Except the POS Computer &  
Software) Plus an additional \$32,000

Fifth Option: Current Merchandise  
Inventory at Wholesale Value Plus an  
additional \$16,861

Sixth Option: Current LLC, ATF  
License and Business/Merchandise  
Contracts To Be Negotiated



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**We appreciate  
your business!**

