

The Newsletter For  
Investors in  
Commercial Real  
Estate and  
Businesses

I N T H I S I S S U E

What's New .....1-6  
Website Address.....carey-hughes.com



# The REALTY ADVISOR.®

February 1, 2025 ♦ Volume 2 ♦ Issue 2

**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.*

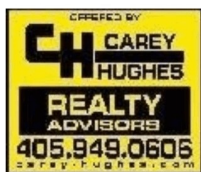
**Property # 22** **SOLD**  
Oklahoma City, Oklahoma  
Major Artery Location  
2,230sf Multi-purpose Building



**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](http://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: \$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 # 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'±

**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  
Frontage on Highway 82 South 3rd  
St.  
**959 North 3rd Street, Langley, OK  
74350**



**“The Sign of Sales”®**



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



**Property # 275** **\$140,000**  
**SOLD**  
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



**Property # 237** **\$130,000**  
219 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 \$130,000



**Property # 278** **\$110,880**  
South 4465 Road  
Langley, OK

Home or Storage Building or Both

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

Ready for your  
home or storage  
building or both

**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 # 275 \$140,000 SOLD**

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



**Property # 276 \$77,000 SOLD**

South 4465 Road  
Langley, OK (Grand Lake)



**BUILD TO SUIT BY  
SELLER**  
Home or Storage Building  
or Both



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

Ready for your home or storage  
building or both

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 # 280 \$85,000  
SOLD**

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 or  
storage building or both

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 # 277 \$77,000  
SOLD**

South 4465 Road  
Langley, OK (Grand Lake)

Home or Storage Building or Both



Property fronts East side of  
South 44565 Road / Old  
Ketchum Road / Whiskey Road  
Langley, OK 74350

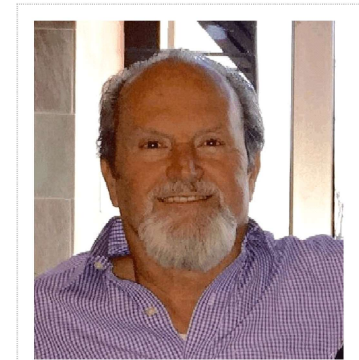




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**THE LATEST IN COMMERCIAL  
PROPERTY AND  
BUSINESSES FOR SALE**



**JW Weldon Hughes, CHA**

**Property # 281**

**\$76,500**

NW Corner of Old Ketchum Road and Highway 28 East at  
901 South Ketchum Road, ½ mile from Pensacola Dam on  
Grand Lake

Langley, OK

½ Block East of Highway 82

**HEAVY TRAFFIC AREA**

1,478sf Building that needs repairs, being sold "AS IS", on  
.16 of an acre



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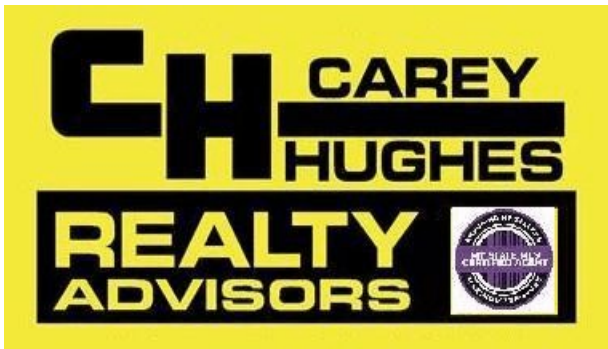
Website : [carey-hughes.com](http://carey-hughes.com)

E-mail Address:

[weldon@carey-hughes.com](mailto:weldon@carey-hughes.com)

We appreciate  
your business!





**Property # 66**  
140 West 4<sup>th</sup> Avenue  
Bristow, OK 74010

**\$200,000**

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

Building and Lots 7 & 8, Block 84 (0.321AC) and the  
North 30 Feet of Lot 14, Block 84 (0.07AC)(16,983.76  
square feet for .391 AC)

