



FOR SALE | RV PARK & STORAGE

ANTLERS RV PARK & STORAGE

COMMERCIAL BUSINESS FOR SALE

220 NW J Street | Antlers OK 74523

UNITED COUNTRY
ALTATERRA REALTY
1875 NE 17TH ST, Suite 120
Paris, Texas 75460
903.438.2585



The information contained in this brochure has been obtained from sources believed to be reliable and is believed to be correct, but the sellers, broker and auctioneers do not guarantee its accuracy. All distances, sizes, capacities, and similar measurements and figures are approximate. All information about properties should be independently verified by interested purchasers.

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PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price: \$1,500,000

Lot Size: 6 ± Acres

Zoning: Commercial

PROPERTY OVERVIEW

This profitable campground offers 30 RV spaces that have 30 and 50-amp electric service, city water and sewer service, as well as a laundry area and shower facility that is located inside of the office for convenient faculty use, a large two bay shop that could be used for RV or boat storage, and an efficiency loft located above the office.

Owners will consider selling the RV park and the storage units separate for the right price. They have worked extremely hard to build this business into a revenue producing, customer pleasing, well maintained place for another to invest in. The Google reviews rate it 4 out of 5 stars. It really is a one-of-a-kind property that you need to see to believe!

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HIGHLIGHTS



SALE HIGHLIGHTS

- 6 ± ACRES
- 30 RV SPACES
- EFFICIENCY LOFT AT OFFICE
- LAUNDRY AREA
- SHOWER AREA
- 91 STORAGE UNITS
- RENTAL HOME
- STORM SHELTER
- VACANT OFFICE BUILDING WITH RENT POTENTIAL



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INFORMATION



STORAGE DESCRIPTION

There are 91 steel-framed, storage units that have been very well maintained and have approximately a 90% utilization rate. The current owners charge \$30 - \$95 per month, depending on size needed for unit. The smallest size storage unit being 5x10 and the largest being 12x30. The landscaping around the storage facilities are meticulously maintained to help ensure that units are clean and free of pests. The property also has a 35x65 office building located at the road frontage and comes equipped with 1.5 bathrooms. This office has a shop with two large bays at the back of the building that could also be utilized for RV/Boat storage.



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PHOTOS



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LOCATION & MAP

Antlers RV & Storage is located at 220 NW J Street in Antlers, Oklahoma. It conveniently connects with U.S. Highway 271, HWY 3, and is 2 miles from the Indian Nation Turnpike which provides ease of access to amenities and areas of employment such as Atoka, McAlester, Broken Bow, Idabel, Valliant, Hugo, and Paris, Texas.



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APPENDIX

AltaTerra Realty & Auction

Robbie Chandler
Sales Agent & Auctioneer

Cell: (580) 775-1817
Email: rchandler@altaterrarealty.com

**AltaTerra Realty
and Auction LLC**



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Business For Sale

**OFFERED AT:
\$1,500,000**

Location:
220 NW J Street
Antlers, OK 74523

Sales Agent | Robbie Chandler
580-775-1817 | OK: 178442

CALL TODAY!

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