

The Newsletter For
Investors in
Commercial Real
Estate and
Businesses

I N T H I S I S S U E

What's New1-5
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”

January 2, 2025 ♦ Volume 1 ♦ Issue 1

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
405.949.0606

Property # 22 **SOLD**

Oklahoma City, Oklahoma
Major Artery Location
2,230sf Multi-purpose Building



Website: carey-hughes.com

E-mail Address:
weldon@carey-hughes.com

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**

*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
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brokers. We work and cooperate fully with
all real estate brokers.*

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MyStateMLS
<https://www.mystatmls.com/search/>

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

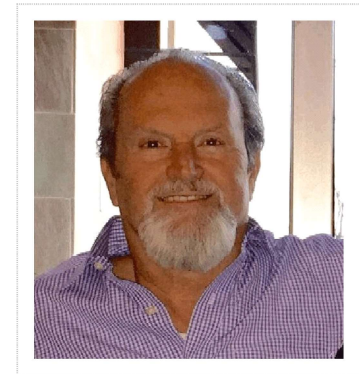


Property fronts East side of
South 44565 Road / Old
Ketchum Road / Whiskey Road
Langley, OK 74350

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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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weldon@carey-hughes.com

We appreciate
your business!

