

Commercial Sale Client Full

121 S Muskogee Avenue Claremore, OK 74017-8015

MLS#:	**2619183**	County:	**Rogers**	Census Tract:		List Price:	**$405,000**
Status:	**Active 05/26/26**	School District:	**Claremore - Sch Dist (20)**	TRS:	**21N-16E-09**	LP/SQ:	**$112**
Type:	**Office Building**	Subdivision:	**CLAREMORE OT**			List Date:	**05/26/2026**



General Information

Permitted Use:	**Office**			SqFt:	**3600/Court House**
# Stories:		Acres:	**0.04**	SqFt2:	
Rooms:		Lt Sze-Sqft:	**1,686**	SqFt3:	
Year Built:	**1923/Court House**			Restrooms:	**4**
Location:				Under Const:	
Roof:	**Other**				

Taxes/Tax Yr/Tax ID: **$3,740/2025/660009356**

Legal: **S 30' LOTS 9 & 10 BLOCK 114 CLAREMORE O T**

Directions: **East on Will Rogers Blvd to Muskogee, turn S. Building will be on your right.**

Remarks

Remarks: **What a GREAT opportunity in Downtown Claremore's Lilac District! This charming circa-1928 commercial building offers approximately 3,600 square feet and is full of character and potential. Currently operating as a professional office building, the property also includes tenants already in place, making it an excellent investment opportunity with income potential from day one. The building features a universal kitchen area, front and back entrances, street parking, and exceptional visibility and accessibility near Historic Route 66. Major updates include TPA commercial roof installed in 2025, with a new A/C unit installed in 2023 Whether you are looking to expand your investment portfolio or own a prime commercial property for your business, this Downtown Claremore location is one you do not want to miss! Owner/Agent**

Listing Information

Foundation:	**Slab**	Fence:	**Other**
Floors:	**Carpet, Laminate, Wood Veneer**	Exterior Features:	**Sidewalk**
Construction:	**Frame**	Lease Type:	
Miscellaneous:	**Owner Agent**		
Price Includes:	**Building, Equipment, Other**		

Features & Utilities

Water:	**City**	Sewer:	**City**
Heating:	**Gas/Central**	Cooling:	**Central AC**
Energy:	**Other**		
Interior:	**9+ Ceilings, High Speed Internet, Mini-Kitchen, Window Treatment, Other**		
Utility Connect Avail:	**Electric, Gas, Phone, Water**		

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