



Pegasus Investments

A Division of MRA Investments, Inc.

15915 Ventura Boulevard, Penthouse Two

Encino, California 91436

<http://www.pegasusnnn.com>

Telephone (818) 981-4910

Facsimile (818) 990-0268

info@pegasusnnn.com



Value-Add Vacant Property **Former Golden Corral** **Edmond, Oklahoma**

Location:

This Golden Corral is located at 401 Comfort Drive, just off a major highway in the Oklahoma City metro area. Edmond is the fastest growing, most economically dynamic city in Oklahoma, an affluent suburb just north of Oklahoma City. The property is located on the main road heading into Edmond, across the street from a Tractor Supply Company store. There are also many other restaurants in the area such as Outback Steakhouse and Chili's Bar and Grill. Also in close proximity to this property are the Edmond Police Department, a U.S. Post Office, Bank of America, Oklahoma State Bank, Shell Gas Station, 7-11 Convenience Store, and an In Town Suites Hotel.

Building & Land:

The building contains approximately 9,694 square feet and is situated on approximately 70,446 square feet (1.6172 acres) of land.

Sales Price: \$1,400,000

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FOR FURTHER INFORMATION PLEASE CONTACT THE WATERMAN TEAM

Information is from sources considered reliable but is neither warranted nor guaranteed. Property is subject to prior sale and to changes in price and/or lease terms. All of this information should be researched and verified during the contingency / escrow period.



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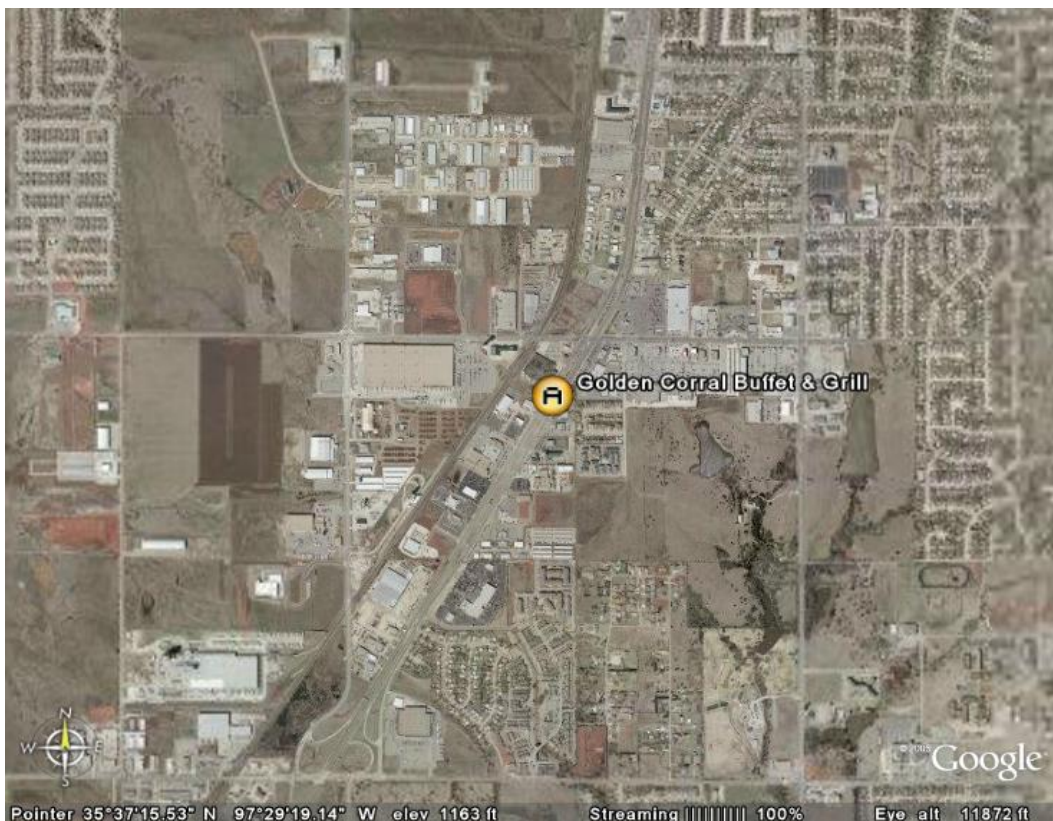
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