

UNDER CONTRACT



## Dual-Zoned Property in the Heart of Kingfisher

1. +/- Acres | Kingfisher County, OK | \$160,000



### ADDRESS

202 S. 6th St.  
Kingfisher, OK 73750

### LOCATION

From HWY 81 (Main Street) in Kingfisher, turn East on E Sheridan Ave. Property will be to your South in one block.

### PROPERTY SUMMARY

This charming corner-lot property offers incredible curb appeal and rare flexibility with both commercial and residential zoning—ideal for investors or homebuyers looking for options. Currently operating as Black Gold nutrition shop, the 3-bedroom, 1-bath, 1,300 sq ft space is ready for its next owner. With its turnkey setup, ample concrete parking, and high-visibility location, the property is perfect for a wide range of uses—from retail, office, or boutique services to easily converting back into a cozy residence. Whether you're looking to grow your business, generate rental income, or settle into a beautifully located home, the opportunities here are endless. Contact Dillon Smith with National Land Realty at (405) 922-2076 to schedule your showing today.

[nationalland.com/listing/dualzoned-property-in-the-heart-of-kingfisher](https://nationalland.com/listing/dualzoned-property-in-the-heart-of-kingfisher)



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