

3412 S Division Street
Guthrie, OK 73044

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MLS# 1202230



\$435,000

3 Bedrooms | 1.5 Bathrooms | 1,235 Sqft

The New Year brings new possibilities! And with 3412 S Division ST, Guthrie, OK 73044 the possibilities are endless! These TWO beautiful, cozy acres, offer not only a home but an expansive 40'x80' shop! The home features three bedrooms and two living areas, that offer plenty of sanctuaries for rest and rejuvenation. Whether you are wanting an acreage with a shop that is your own personal playground or want to start a business this year, this is the place for you! That's right, this dream property is commercially zoned! In addition to the huge shop that comes equipped with three phase electric, 60 gallon 135 psi air compressor, 1000 pound cable lift, and a hydraulic car lift, there are also three additional out buildings (including a one car detached garage). And let's not forget the chicken coop (the chickens can stay, if you please!)! This place is full of potential and possibilities and ready to make your dream a reality in 2026! This single family home located at 3412 S Division Street, Guthrie, OK 73044 is currently listed for sale by Chinowth & Cohen, with an asking price of \$435,000. This property was built in 1982 and has 3 bedrooms and 1 full and 1 partial baths with 1235 sq. ft. S Division Street is located within the Guthrie school district. Search on today. Listed By



Sarah Matthews

Chinowth & Cohen Realtors
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For full listing details, please scan:

