

Listing #1



1 W Choctaw Ave, McAlester, OK 74501

List Price	\$249,900 on 02/17/2026
Status	Active for Sale
Shared in MLS	Yes
Listing ID	11662580
Property Type	Commercial Building
County	Pittsburg
Township	McAlester
Neighborhood	South McAlester
Total Tax	\$1,801
Tax ID	0100-00-351-001-0-001-00
FEMA Flood Map	fema.gov/portal

Prime Flex commercial property in downtown McAlester! - Prime flex commercial property offering shop, warehouse, and retail/office space in a quiet, tucked-away setting just off downtown McAlester. Formerly a welding shop, this 5,100± SF metal building sits on a fenced lot with secure outdoor storage, loading dock, and easy truck and trailer access-ideal for contractors, fabrication, light industrial, or service businesses that do not need main-street frontage. C-4 zoning supports a wide range of commercial and light industrial uses, from contractor yard and equipment storage to e-commerce, automotive-related, or building supply. Although the building is set behind other structures, it is only moments from Choctaw Ave and Hwy 270, giving you quick access to town and regional routes while keeping operations out of heavy traffic. Features include a fenced yard for secure outdoor storage or laydown area, loading dock for easy deliveries, drive-in access, and ample room for trucks and trailers. Metal construction, open clear-span areas, high ceilings, and existing power make the space easy to adapt or reconfigure. Located just off Choctaw Ave with quick access to Highway 270 and major arterials, this property serves a trade area of roughly 19,000 people within 3 miles and over 21,000 within 5 miles. Whether you are expanding, relocating, or bringing a new concept to McAlester, this flexible building is a rare owner-user or investment opportunity at a far below-replacement-cost price. Schedule your tour today.

Property Details

- 2 Half Baths
- 5100 SF (Total)
- Built in 1973
- Available 2/17/2026
- 5100 SF (AG)
- 0.89 Acres
- 1 Story

Unit Information

Interior Features

- Linoleum Flooring
- Forced Air
- Gas Fuel
- Alarm System
- 1 Heat/AC Zones
- Central A/C

Exterior Features

- Frame Construction
- Attached Garage
- Fence
- Utilities
- Steel Siding
- Municipal Water
- Covered Porch
- Subdivision: South McAlester
- Metal Roof
- Municipal Sewer
- Driveway
- Near Train

Commercial Info

- 1 Loading Dock

Taxes and Fees

- Tax Year 2025

Listed By

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Listing data is deemed reliable but is NOT guaranteed accurate.