

Listing #1



2756 N 7th Street, McAlester, OK 74501

List Price	\$99,900 on 07/10/2025
Status	Active for Sale
Shared in MLS	Yes
Listing ID	11545287
Property Type	House
Listing Type	Exclusive Right
County	Pittsburg
School	MCALESTER
Total Tax	\$491
Tax ID	152000000053005300
FEMA Flood Map	fema.gov/portal
Year Renovated	2017

Marketing Text

Unique Opportunity - Live, Work, or Both on 0.75 Acres Just Off - Positioned just outside city limits with no city zoning restrictions, this versatile property offers endless possibilities-commercial, residential, or both! The fully fenced yard spans three-quarters of an acre and includes a 1-bedroom, 1-bathroom home with a full kitchen and walk-in closet, perfect for comfortable living or a home office setup. The real showstopper is the 1,200 sq ft shop, ideal for plumbers, electricians, HVAC contractors, mechanics, or start-up businesses looking for convenient access and plenty of space to grow. The shop features easy access from the highway, room for equipment or inventory, and the kind of flexibility that's hard to find. Whether you're looking to run your business from home or invest in a convenient location right off the Hwy 69 exit, this property is your blank canvas.

Property Details

- 1 Total Bedrooms
- 1 Full Bath
- 600 SF
- 0.75 Acres
- Built in 1990
- Renovated 2017
- 1 Story
- Available 8/04/2025
- Other Style

Interior Features

- Open Kitchen
- Linoleum Flooring
- Walk-in Closet
- Central A/C
- Laminate Kitchen Counter
- Living Room
- Forced Air
- Oven/Range
- Dining Room
- 1 Heat/AC Zones
- Refrigerator
- Primary Bedroom
- Electric Fuel

Exterior Features

- Frame Construction
- Metal Roof
- 6 Garage Spaces
- Municipal Sewer
- Steel Siding
- Attached Garage
- Municipal Water
- Fence

Listing Information

- Exclusive Right Listing
- Expires: 1/16/2026
- Total Comm.: 6
- Listed: 7/10/2025
- Days on Market: 65

Directions

From 69, take the Hereford Lane West exit to 7th, turn south

Listing Agent

Kristy Balch, Leader Group Realty 918-429-9458 Kristy@LeaderGroupOk.com

Listing data is deemed reliable but is NOT guaranteed accurate.