

DETAIL SHEET
Rooms on Caddo St., Ardmore, OK
Mixed Use Project Offering

Offered at **\$1,400,000**

111, 113, 115, 117 & 119 NE Caddo St.,
Ardmore, OK 73401

Private Offering Represented by:
BaseCamp Realty
Sandra Wells, Broker Owner
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Ardmore, OK 73401
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This mixed use facility is located in the Historic Depot District in Downtown Ardmore directly across from the popular locally owned and operated restaurant Cafe Alley and next door to the south of the upscale bar Dew Drop Inn. The facility is a renovated historic building. It is full of charm and creativity and is a magical place to have an event. In addition to street parking, the property conveys with an additional two lots to the west of the venue which together total approximately 100' x 90' for onsite parking. This well known and established event venue has several other opportunity flex spaces including the commercial kitchen. The popsicle & kitchen equipment along with the event venue staging inventory is also included in this special offering.

The building is estimated to be built in 1909. It has an estimated 9,348 sqft. of GBA. There are seven bathrooms combined. Each unit has center HVAC as well as City of Ardmore water, sewer and trash services. All spaces are joined together by a center walkway from the street & the quaint private rear courtyard.

The owners have had custom features added such as metal awnings, door handles, light fixtures and much more adding to the overall all historical charm creating an atmosphere of magic and mystic for any events held in this space.

In addition to the event venue spaces the rental possibilities are really expandable on this property.

CURRENT USE BREAKDOWN:

111 & 113 NE Caddo St., Ardmore, OK 73401 -
Popsicle Shop (111)
Commercial Kitchen
Event Venue Rental Supply Warehouse (113)

115, 117 & 119 NE Caddo St., Ardmore, OK 73401 -

The Harper Room (119)

The Copper Room (119)

The Bridal Room (117)

Office (115)

1. **Popsicle Shop/Commercial Kitchen.** (door on south)
The popsicle shop has a dining area, a bathroom and a commercial kitchen. It comes complete with all the equipment to produce and sell popsicles and a fully functioning kitchen to cater out of for the events. The kitchen connects to the rear patio leading directly into the Harper and Copper Rooms.
2. **Warehouse.** (door north of Popsicle Shop)
This space is very versatile in that it has a bathroom and lots of room to organize and store the event center decor. There is also a washer/dryer setup to maintain event linens.
3. **The Copper Room.** (door on north)
This space has seating for 50 guests. There are 3 bathrooms that serve this building and the attached Harper Room.
Rental Rate is \$300 for 5 hours of use with a \$50 charge for each additional hour. The rental includes use of the attached courtyard. Must exit property by Midnight.
4. **The Harper Room.** (sets in behind the Copper Room)
This space will accommodate 200 guests with the ability to seat 300. It shares bathrooms with the Copper Room. It also has central HVAC.
Rental Rates for this space is \$1,500 for a 12 hours of use with a \$75 charge for each additional hour. Must exit property by Midnight.
5. **The Bridal Suite.** (door south of the Copper Room)
Private suite with bath, small refrigerator, two makeup stations and lots of extra seating.
Rental Rate is \$250 for a full day. Must exit property by Midnight.
6. **The Office.** (door south of the Bridal Room)
The office has a bathroom and additional storage. It had been used as short term commercial rental space prior to event venue growing.

The owner has offered Event Coordinator for planning services upon request for \$20 per hour.