

3,200± SF COMMERCIAL BUILDING
FOR SALE

CBRE



10115

EAST 45TH PLACE | TULSA, OK 74146





PROPERTY OVERVIEW

CBRE is pleased to present this 3,200± SF specialized property located in central Tulsa. The first floor is open and has been used as helicopter hangar in the past, and the second floor has a full kitchen and restroom, allowing social gatherings or office area. Offering unparalleled visibility to both the Broken Arrow Expressway and Highway 169, this property is unique in several aspects.

- + 3,200± SF (1,600± on each floor)
- + 40' x 40' Building
- + 1.15± Acre Site
- + 16' x 12' Overhead Door with Auto Lift
- + Lower Level has Gas Unit Heaters
- + Upper Level is Fully Climate Controlled with Newer AC Unit
- + Upper Level Covered Deck
- + Fully Fenced Property with Automatic Gate
- + Significant Visibility to Highway 169 & Broken Arrow Expressway
 - 110,000± VPD on Broken Arrow Expressway
 - 125,000± VPD on Highway 169
- + 350'± of Frontage to Southbound Hwy 169 from Eastbound Broken Arrow Expressway
- + Previously used as a Helicopter Hangar, the property has an In-ground, 500-Gallon Fuel Tank with 200+ Gallons of 100 Octane Low Level Lead Fuel.

3,200±
SQUARE FEET

1.15±
ACRE SITE

IL
ZONING

\$750,000
LIST PRICE



OPEN HANGAR AREA



NUPOOL
A OUTDOOR LIVING

71st Street

WOODLAND HILLS MALL

10115

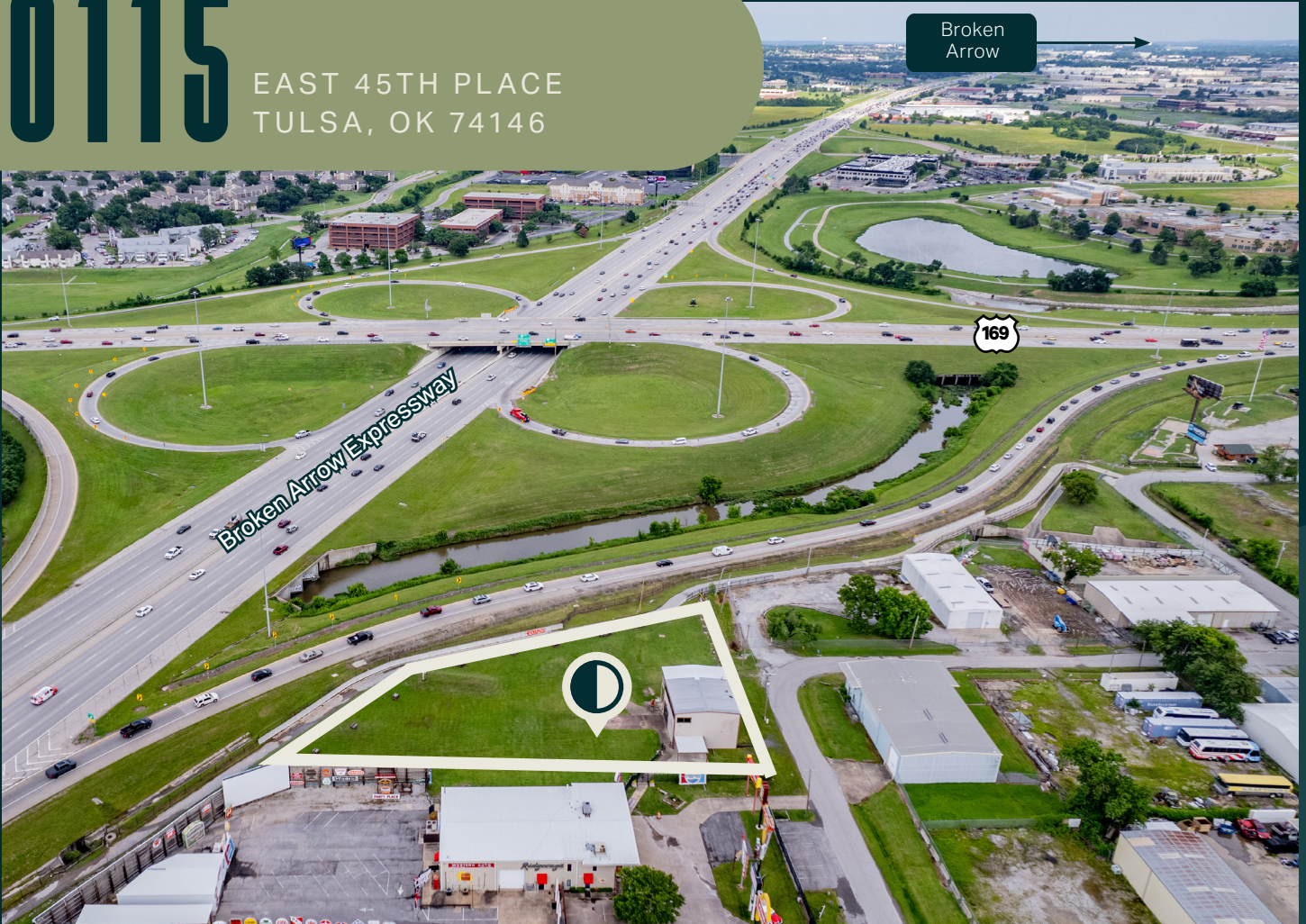


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