

9113 S Toledo Ave, Tulsa, OK 74137

Property Description

Legacy Commercial Property Advisors is pleased to offer an exceptional investment opportunity with this impressive ±8,782 SF dental building on ±0.70 Acres located in south Tulsa's Ashton Creek office park. The property contains two dental practices and is owned by each dentist (50/50). We are presenting the sale of a 50% interest in the property as one of the owners (dentist) plans to retire. The dental practice and FFE are also available under a separate purchase agreement. The space features high end finishes with a large waiting area, check in, check-out and counseling office, kitchen, dentist office and four dental operatories. Additionally an upstairs lounge area is available for employees. Upside potential with ±1,880 SF of unfinished space on the 2nd floor.

1 Mile

3.451

7.853

2 Miles

16.380

36.787

\$111.295

3 Miles

34.347

77.432

\$96.486

Property	Highlights
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- Owner/User Dental opportunity with practice in ±3,119 SF (over 2 floors)
- Modern and well-maintained interior finishes
- Ample parking for staff and visitors
- Convenient access to major roadways and highways
- Proximity to dining, shopping, healthcare facilities and medical services
- High visibility in a prominent commercial area
- Established location with strong community demographics
- Efficient HVAC and energy-efficient features
- Professional landscaping and curb appeal

Offering Summary

SALE PRICE:	\$1,150,000** (50% interest in the property)
BUILDING SIZE:	±8,782 SF
DENTAL PRACTICE SIZE:	±3,119 SF



Lisa Brandes, RPA

TOTAL HOUSEHOLDS

TOTAL POPULATION

AVERAGE HH INCOME

Jonathan Cowan, MBA

\$126.304

VICE PRESIDENT 918.978.6155

Demographics

PRINCIPAL 918.728.9672 Lisa@legacycpadvisors.com jonathan@legacycpadvisors.com

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VICE PRESIDENT

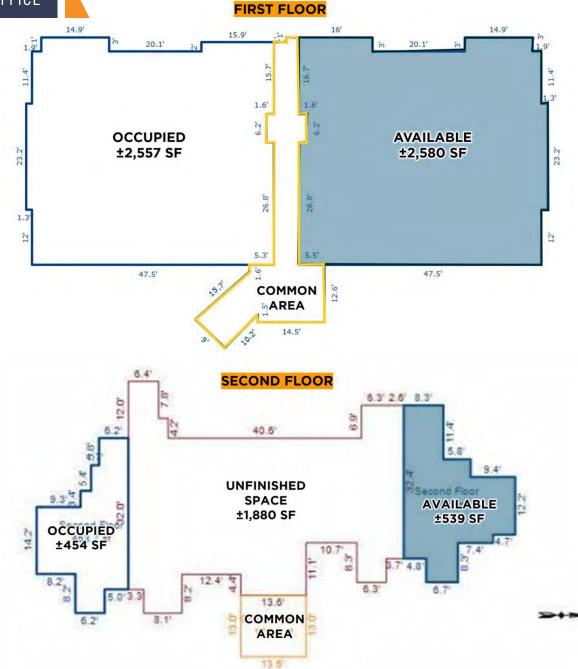
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LEGACY COMMERCIAL PROPERTY ADVISORS

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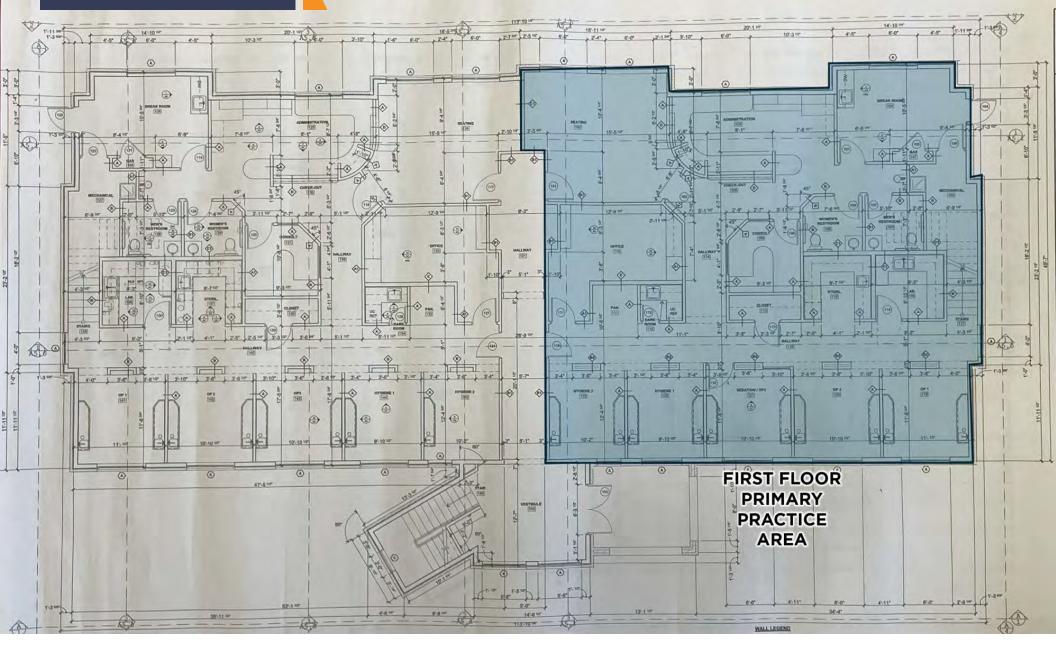
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COMMERCIAL PROPERTY ADVISORS

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ASHTON CREEK DENTAL OFFICE



Lisa Brandes, RPA

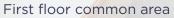
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Financial counseling



Operatory



Waiting area



Front Desk filing



Operatory



Check-in/check out

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Dental Operatories

Jonathan Cowan, MBA

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Dental lab



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