



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.

Demographics	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	3,451	16,380	34,347
TOTAL POPULATION	7,853	36,787	77,432
AVERAGE HH INCOME	\$126,304	\$111,295	\$96,486

Property Highlights

- 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

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ASHTON CREEK DENTAL OFFICE

E 91st St - 21,215 VPD

ASHTON CREEK OFFICE PARK



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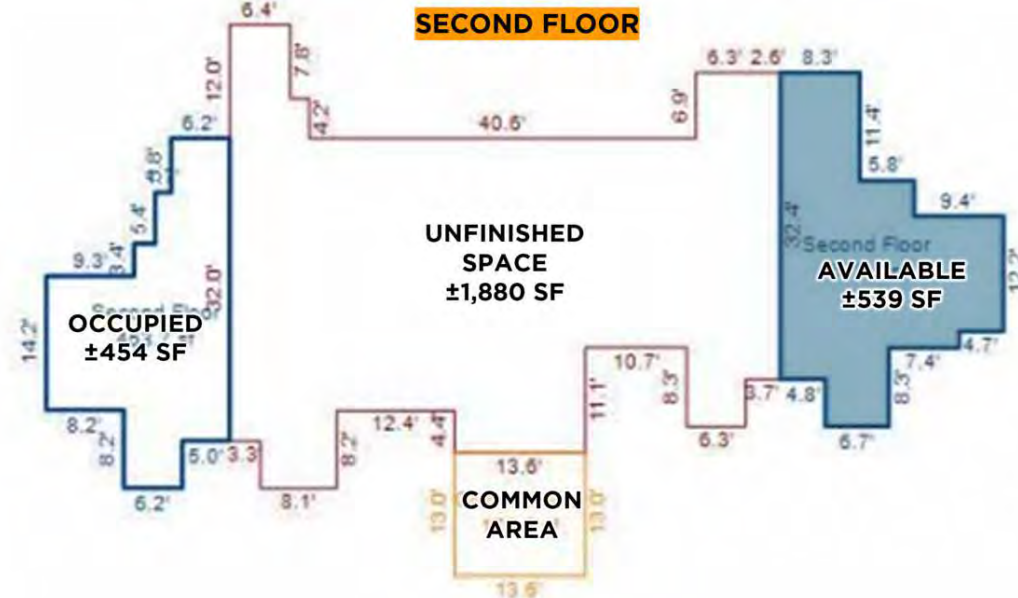
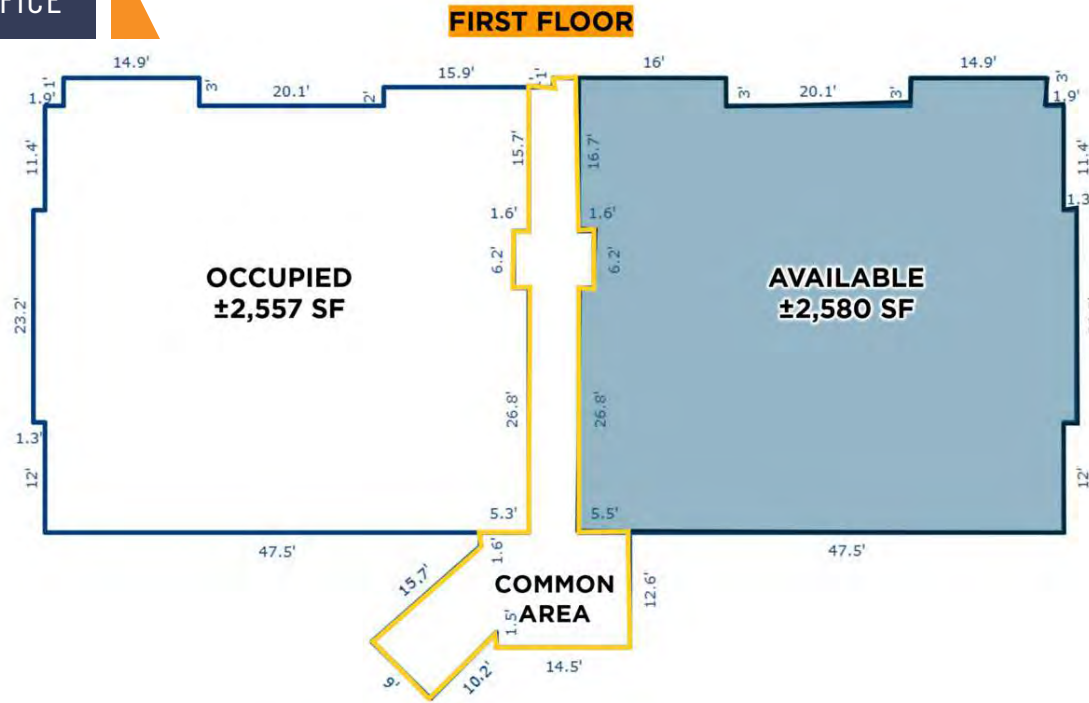
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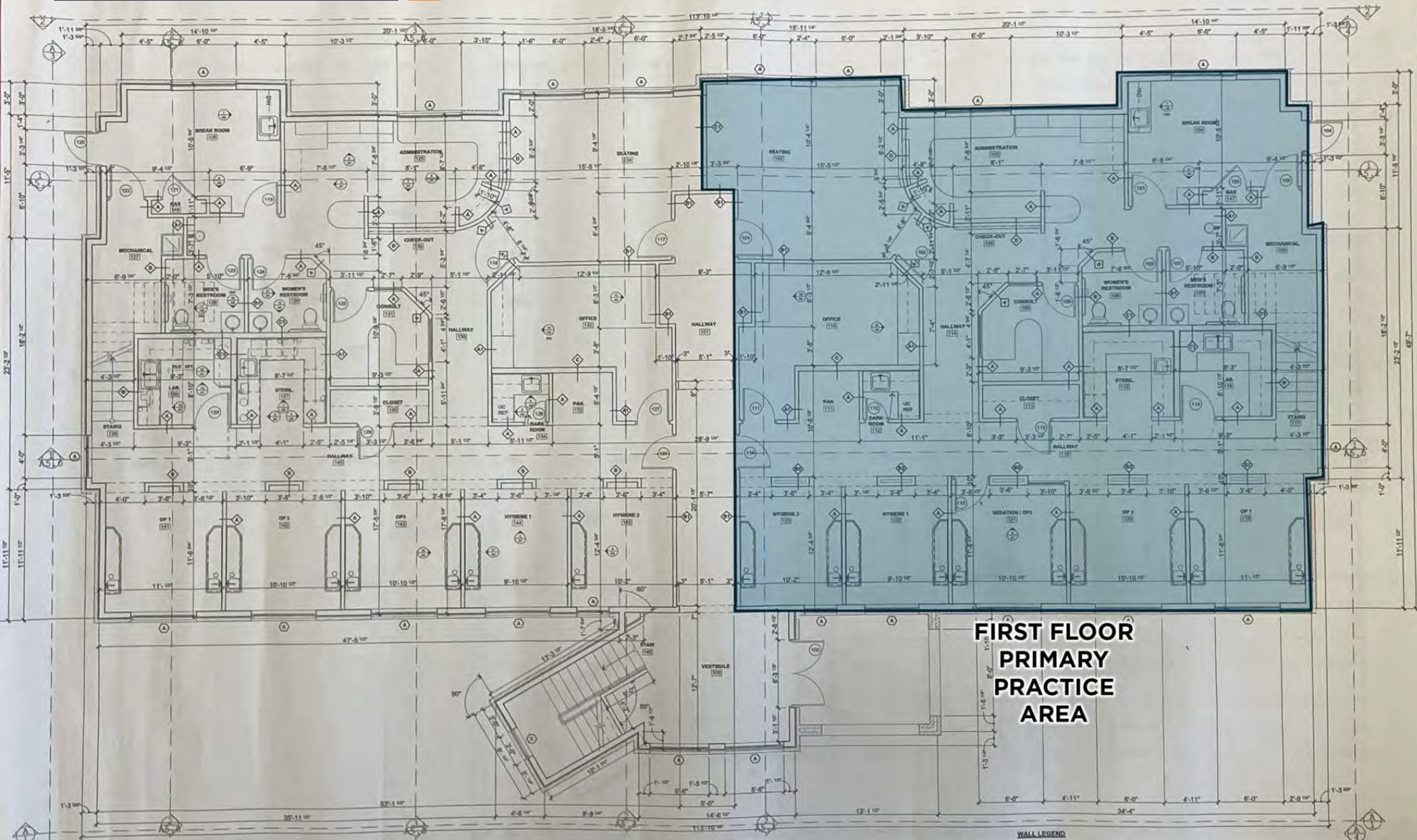
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ASHTON CREEK DENTAL OFFICE



First floor common area



Financial counseling



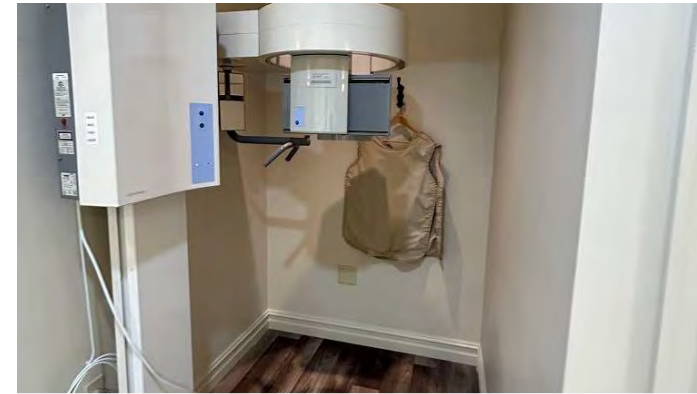
Operator



Waiting area



Front Desk filing



Operator



Check-in/check out



Dental Operatories



Dental lab

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 **LEGACY**
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