



Dynamic Retail/Professional Office Center For Sale:

Offered At: \$400,000

Building Space:

- 2,685 SqFt of Commercial or Professional Office Space
- Divisible as 3 Suites (800 SqFt Each) or can be 1 Open Space
- Each suite has own HVAC unit
- Main Building is 60' W x 40' D x 14' Tall
- Storefront Retail Windows with Metal Security Roll-top Doors
- Add-on Space for Private Office or Studio in Rear 19' x 17' with Private Parking
- 4 x 8 sign frame viewable from S Sheridan Rd (24,000 vpd)
- Electric pole sign can be added at connection in front

Site:

- 95' Frontage with 2 curb cuts
- Located on 0.26 Acres – 11,252 SqFt Lot zoned Commercial
- 15-18 parking spaces with 7-8 private parking spaces in back
- 5.5 Parking Spaces / 1,000 SqFt
- Excellent Curb Appeal with Covered Entry for Customers
- Presently operating as Hair Salon, Tanning Bed and has been a Tavern

Energy Efficient Building was Recently updated with:

- Newer TPO Roof
- Newer Electric, Plumbing and Metal interior Framing
- R-30 Batt Insulation on interior
- Concrete Block Exterior with metal and EIFS façade

5987 E 25th Place, Tulsa, Oklahoma



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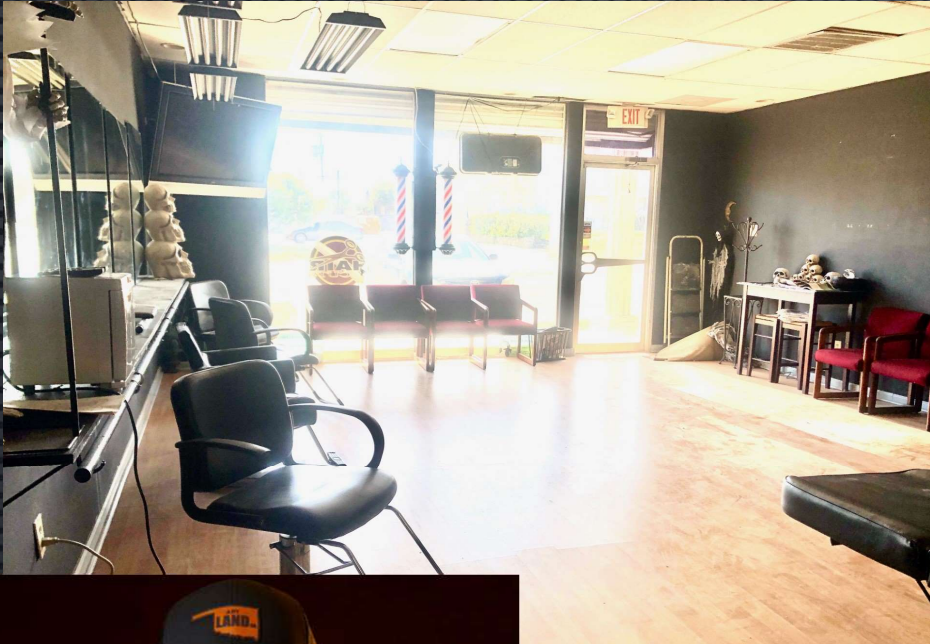
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S. Sheridan Road (24,000 vpd)

E. 25th Place

URBAN PARK SALON
MASSAGE TANNING & NAILS HAIR



S. Sheridan Road (24,000 vpd)

E. 25th Place