

Commercial Agent Full

2020 Holly Road Claremore, OK 74017

MLS#: **2411559**
 Status: **Active**
 Type: **Office Building**

County: **Rogers**
 School District: **Claremore - Sch Dist (20)**
 Subdivision:

List Date: **04/02/2024**
 TRS: **21N-16E-07**

List Price: **\$1,775,000**
 LP/SQ: **\$79**
 DOM: **1**
 CDOM: **1**

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General Information

Permitted Use:	Office	SqFt:	22400/CH
# Stories:		SqFt2:	
Acres:	2.39	SqFt3:	
Rooms:		Restrooms:	
Lt Sze-Sqft:	103,899	Under Const:	
Year Built:	1999/Court House		
Location:			
Mineral Rights:	None		
Roof:	Composition		
Taxes/Tax Yr/Tax ID:	\$6,968/2023/		
Legal:	See Addendum "A"		

Recent: **04/02/2024 : NEW**

Remarks

Remarks: Built in 1999, this exceptional commercial office building offers 22,400 square feet of versatile space, perfect for a wide range of businesses. With plenty of parking spaces and multiple office configurations possible, this property is a rare find in today's market. The building features a modern design and is well-maintained, ensuring a professional and welcoming atmosphere for employees and clients alike. Inside, the flexible layout allows for various office configurations, making it easy to customize the space to suit your specific needs. The large windows throughout the building provide plenty of natural light, creating a bright and inviting work environment. The open floor plan allows for easy collaboration among team members, while private offices offer a quiet space for focused work. Located in a highly convenient area, this property offers easy access to major highways, interstates and is surrounded by a variety of amenities, including restaurants, shops, and hotels. Only 20 minutes to the Tulsa Port of Catoosa and 30 minutes to Downtown Tulsa. Whether you're looking to expand your current business or start a new venture, this commercial office building is sure to exceed your expectations. Don't miss this opportunity to own a premier office space in a thriving business community. Schedule a private showing today!

Listing Information

Documents On File:	Aerial Photo, Other	Fence:	None
Foundation:	Slab	Exterior Features:	Dumpster
Floors:	Carpet, Tile	Lease Type:	Lease
Construction:	Brick		
Miscellaneous:	Cafeteria, Fire Sprinkler System, Janitorial Services		
Price Includes:	Building		
Census Tract:			

Features & Utilities

Water:	City	Sewer:	City
Heating:	Gas/Central	Cooling:	Central AC
Energy:	Programmable Thermostat		
Interior:	Mini-Kitchen, Public Restrooms, Smoke Detector		
Utility Connect Avail:	Cable TV, Electric, Gas, Phone, Sewer Available, Water		

Finance/Warranty Information

Assumable Loan:	No	Loan Int Rate:		Non-Qualifying:		PITI:	
Loan Balance:		Fin Opt/Used:	Conventional, Other/				

Office and Showing Information

Listing Office:	Gerig Group Real Estate (3365)	Office Phone:	(918) 932-9931	Accept Delivery:	Yes
Listing Associate:	Josh Gerig (175916)	Contact Phone:	(918) 228-5208	Corp/Relocate:	No
Associate Lic #:	175916	Company OREC #:	183132		
Listing Team Name:		Limited Service:	No		
Owner:		Owner Phone:		Short Sale:	No
Compensation:	2.5%	Flood Notice Req:	No	Lender Owned:	No
OREC Disclosure Type:		Occupied:	Yes	Original List Price:	\$1,775,000
List Agreement Type:	Excl Right to Sell	Keybox Type:	None		
Showing Contact:	Call Agent	Possession:	At Closing		
Warranty:					

Broker Remarks: **For a showing and questions, please call Josh Gerig @ (918) 228-5208.**

Directions: **POB-Head east on Hwy 20 at the intersection of S. 4130 Rd, go east on Hwy 20 about 3/4 of a mile. Building will be on the left (north) side of the road.**

Firm Only Remarks

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