

804 S Sheridan Rd, Tulsa OK 74112



- ♦ Wonderful commercial building
- ♦ Excellent location
- ♦ Remodeled with versatile layout
- ♦ Three 16 ft tall roll up doors
- ♦ Three bathrooms
- ♦ Fenced back and side yards
- ♦ New HVAC roof system
- ♦ Blast area with dust collector
- ♦ 2 gas shop heaters for 2 big areas
- ♦ Bluetooth air compressor
- ♦ New electrical 3 Phase 240amps
- ♦ This property is a great investment, ask me why...

* Sale Price: **\$1,100,000.00**
* Lease per SQFT a month:
\$1.05 - \$1.25(3N) - sublease

Lot sqft: **16,500 (0.38 acres)**
Building sqft: **9,030 (86x105)**

Zoning: **Commercial**

2025 Tax: **\$5,499.00**

EM: **\$3,500.00**



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CALL OR TEXT

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REAL ESTATE INVESTMENT
IS THE KEY

