

6310 E 101ST ST  
TULSA, OK 74137

*PURCHASE PRICE: \$1,609,000.00*

*FULL PURCHASE MEMORANDUM  
UPON REQUEST*



ICONIC TULSA RESTAURANT  
INVESTMENT OPPORTUNITY

 **equitas™**  
realty advisors, LLC

**Monty Berry, CCIM, SIOR**

Cell (918) 695-4162

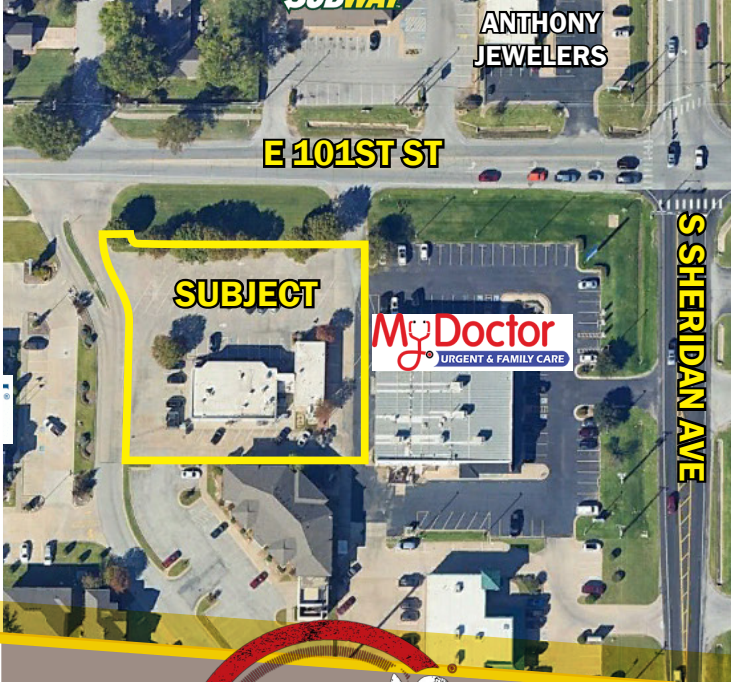
E-mail [Monty@EquitasRealty.com](mailto:Monty@EquitasRealty.com)





6310 E 101st St • Tulsa, OK 74137

TRADE AREA MAP



### Long-Standing Tenant

Since 2005



### Price

Purchase Price:  
\$1,609,000.00/5.7% Cap



### Building Sizes

4,205 SF ±  
2,952 SF Dining/1,253 SF Bar



### Land Area

38,864 SF (.89-AC)



### Population (3 mi)

80,343 Total  
\$143,358 2025 Avg HH Income



### Construction

2003 YOC  
2005 Remodel  
Steel frame, brick ext.



### Zoning

PUD 431B with both  
RM-1 (Residential Multi) and  
CS (Commercial Shopping)



### Parking

54 ± Striped Spaces  
12.8 Spaces/1,000 SF

6310 E 101st St • Tulsa, OK 74137

**INVESTMENT HIGHLIGHTS**