

# COMMERCIAL PROPERTY FOR SALE

36161 WEST HWY 51 - MANNFORD, OK 74044

**BAUER**  
& ASSOCIATES  
REALTORS®



## PROPERTY HIGHLIGHTS

- **TOTAL SF: ± 7,440**  
BLDG 1: ± 3,600 SF  
BLDG 2: ± 3,840 SF
- **LAND: ± 1.61 ACRES**
- CLEAR SPAN BUILDINGS
- CCTV SYSTEM IN PLACE
- GEOTHERMAL HEAT & AIR
- 3 PHASE ELECTRIC TO PROPERTY LINE
- 45 KW GENERAC WITH TRANSFER SWITCH
- MULTIPLE SINKS
- 4 RESTROOMS
- OVERHEAD DOORS
- PERFECT FOR SMALL & LARGE ANIMAL SERVICE



	1 MILE	3 MILES	5 MILES
POPULATION	410	4,212	7,449
HOUSEHOLDS	176	1,725	2,925
AVERAGE HH INCOME	\$90,144	\$88,627	\$90,128

2024 DEMOGRAPHICS - SOURCE ESRI 2024

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*"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"*

Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136

All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

**SHEILA COOPER**

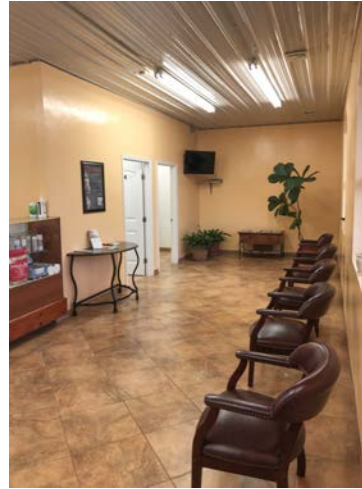
Cell: 918-724-5140

scooper@bauertulsa.com



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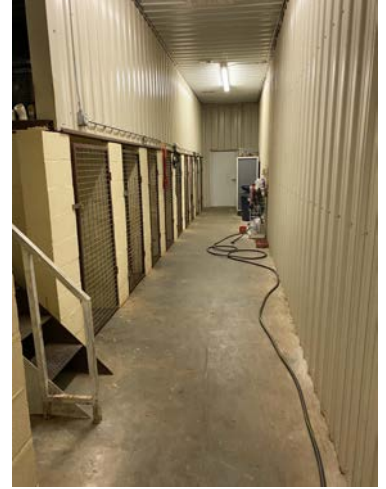
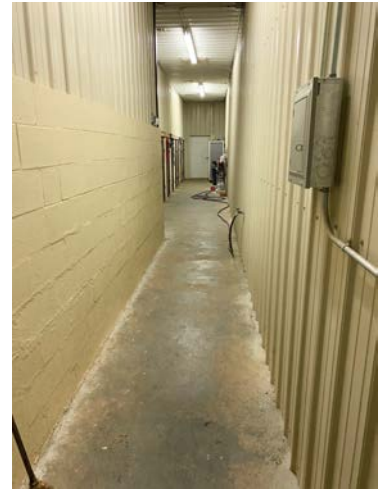
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