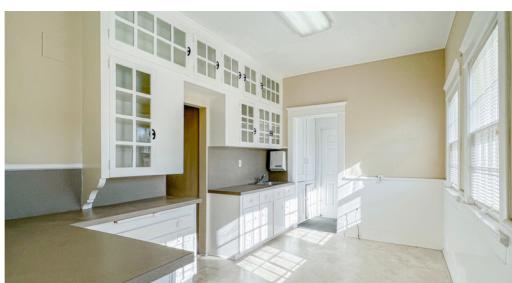
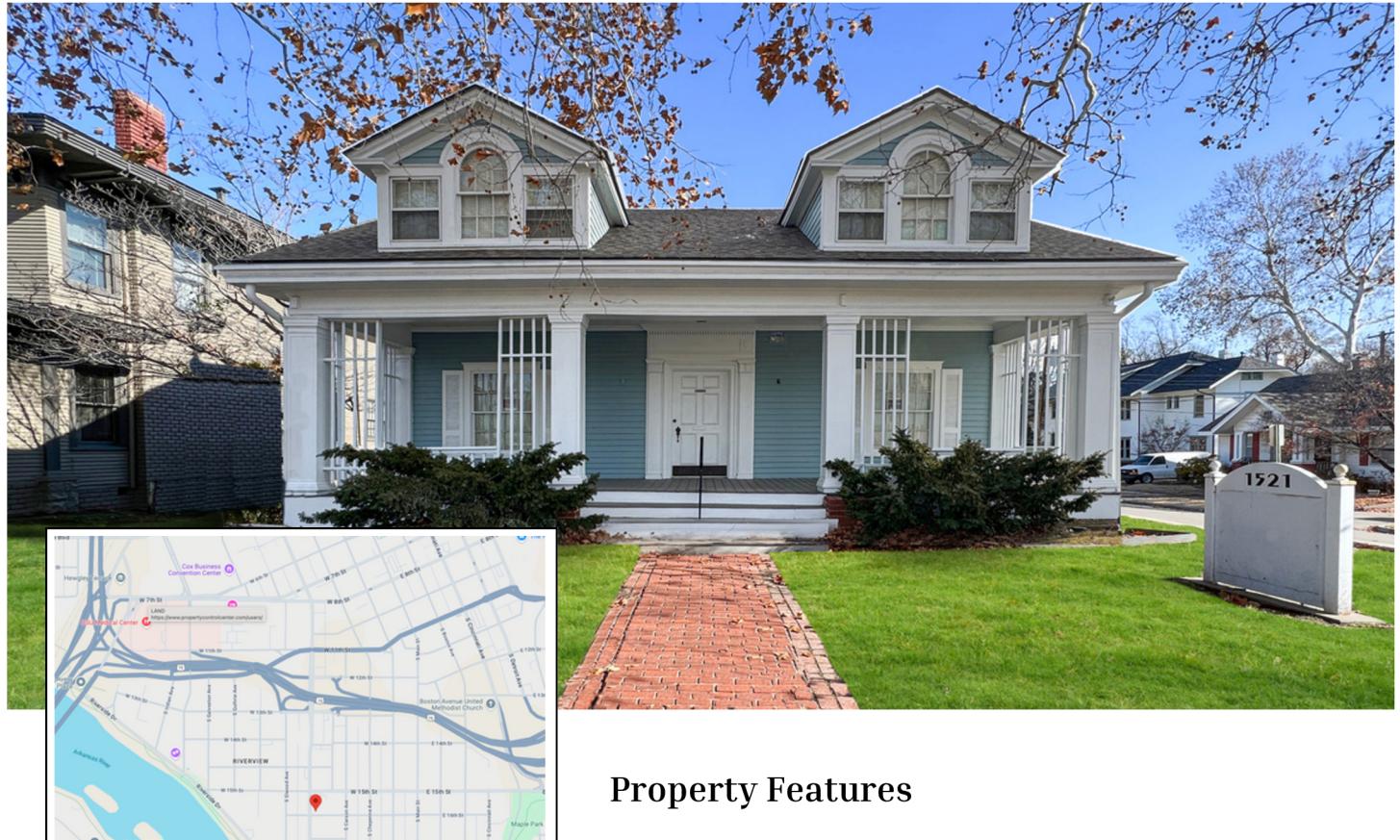


For Sale

Office Building

1521 S Denver Ave
Tulsa, OK 74119



Property Features

- Built: 1920
- Updated: 1980
- Total Size: 2,188 Sq Ft
- Lot: 55' Frontage on Denver Ave
- Zoning: OL

Classic craftsman office building located at the NE corner of 15th & Denver with 55' of Denver Ave frontage. This building features 3-4 offices, a spacious kitchen/break room, utility rooms and a full bathroom on the main floor; 3 offices and a half bathroom upstairs. Hardwood floors and wood-trimmed windows, plus many charming original details including arched doorways, a curved staircase, an ornate wooden door and fixtures. Small basement, ideal for storage.



Tulsa, Oklahoma, is a burgeoning hub for commercial real estate investment, driven by its vibrant economy and high quality of life. Tulsa is the second largest city in the State of Oklahoma and the 47th largest city in the United States. The Tulsa MSA population is just over 1,040,000 and is prime for continued growth due to its accessibility and affordability which creates a robust market for families, businesses and investors. The city's affordable property prices and low cost of living make it an attractive relocation destination compared to other major metropolitan areas. Additionally, Tulsa boasts a diverse economy with strong sectors in energy, aerospace, and technology contributing to steady job growth and economic stability.

Tulsa is quickly becoming a favored location for recognized music and film production work. Quality of life in Tulsa is enhanced by its rich arts and cultural scene, museums, higher education opportunities, excellent healthcare facilities, and plentiful green spaces, making it a well-rounded choice for living and for commercial real estate investment. The Gathering Place, one of Tulsa's beautiful parks, is recognized as USA Today's 2024 Best City Park.



Offered at \$400,000

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