

OFFICE/RETAIL BUILDING FOR SALE

McGraw  
COMMERCIAL PROPERTIES

309 S MAIN | TULSA, OK 74103



\$1,200,000  
ASKING PRICE



5,530  
SF



Premium  
Location

#### OFFERING SUMMARY

Sale Price:	\$1,200,000
Building Size:	5,530 SF
Price / SF:	\$217.00

#### PROPERTY HIGHLIGHTS

- Unique historical two-story building downtown
- Opportunity for office, retail, or mixed-use
- High ceilings & exposed brick
- 1st floor: leased to an operating restaurant
- 2nd floor: living quarters with private entrance
- Easy walk to the Tulsa Performing Arts Center, BOK, the Arts District, the Blue Dome District, and bars, and restaurants
- Two-story building
- Investor or owner/occupier
- Second floor currently used a living quarters with bedrooms, bathrooms, and full kitchen

## Property Overview

McGraw Commercial Properties is pleased to bring to market a unique downtown property for an investor or owner/occupier in a live/work environment. This two-story building currently has a restaurant in a short-term lease on the ground floor and living quarters on the second floor. Property could be converted to office or retail use. High ceilings and exposed brick and duct work on both floors. Upstairs living quarters includes several bedrooms, two bathrooms, a den, and a full kitchen.

FOR MORE  
INFORMATION  
CONTACT:

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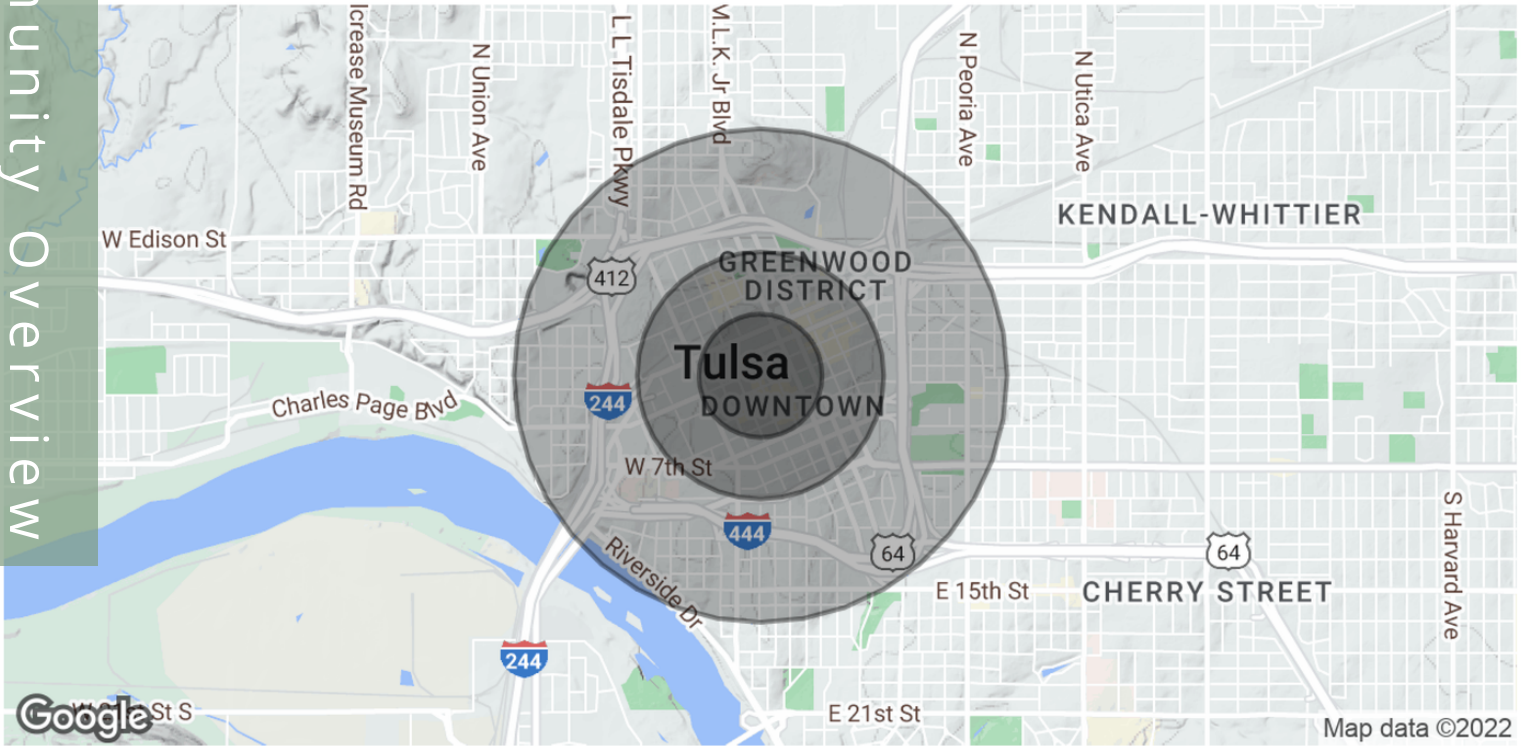
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	257	1,776	7,546
Average Age	33.2	38.0	37.5
Average Age (Male)	33.3	37.2	36.5
Average Age (Female)	32.9	37.8	38.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	225	1,139	4,599
# of Persons per HH	1.1	1.6	1.6
Average HH Income	\$69,455	\$50,451	\$49,793
Average House Value	\$2,078	\$36,167	\$107,135

\* Demographic data derived from 2020 ACS - US Census