



# Historic Office/Retail Building For Sale

126 E Dewey Ave,  
Sapulpa, OK 74066

**MCP** MCGRAW  
COMMERCIAL  
PROPERTIES

DREW DOSSEY, CCIM  
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Property Summary



## PROPERTY DESCRIPTION

Route 66 historical three story red brick building in downtown Sapulpa. Built in 1908 as an I.O.O.F Lodge. Corner lot. First and third floors are primed and open for completion. Second floor is complete and set up for office spaces. A separate 400 sqft attached glass front building off Park street included in the sale. Office, retail, restaurant, and apartment potential.

## PROPERTY HIGHLIGHTS

- In the heart of Downtown Sapulpa.
- Qualifies for historical tax credits.
- Primed for redevelopment.

## OFFERING SUMMARY

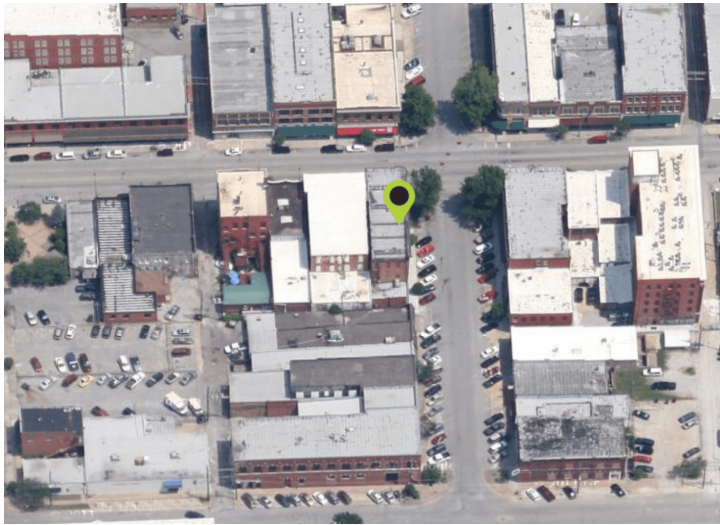
<b>Sale Price:</b>	\$549,000
<b>Building Size:</b>	9,595 SF



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Additional Photos



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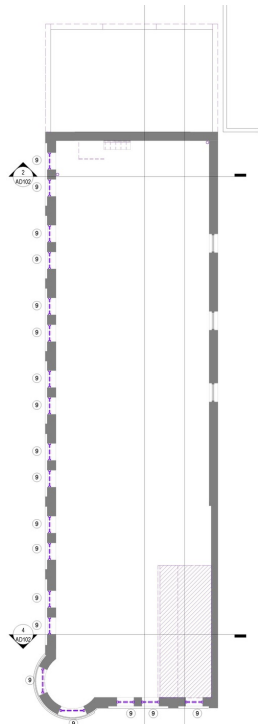
Building Plans



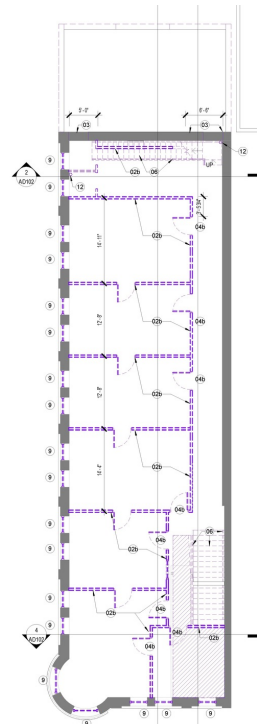
2 EAST ELEVATION  
1/8" = 1'-0"



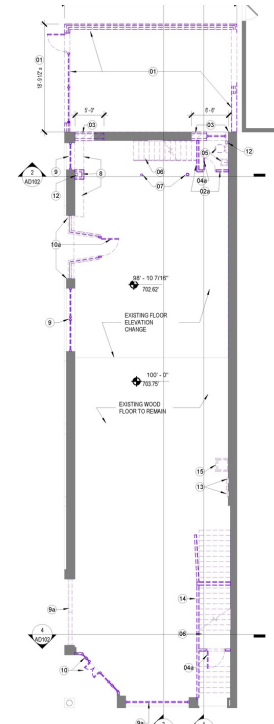
1 NORTH ELEVATION  
1/8" = 1'-0"



3 THIRD FLOOR DEMO  
1/8" = 1'-0"



2 SECOND FLOOR DEMO  
1/8" = 1'-0"



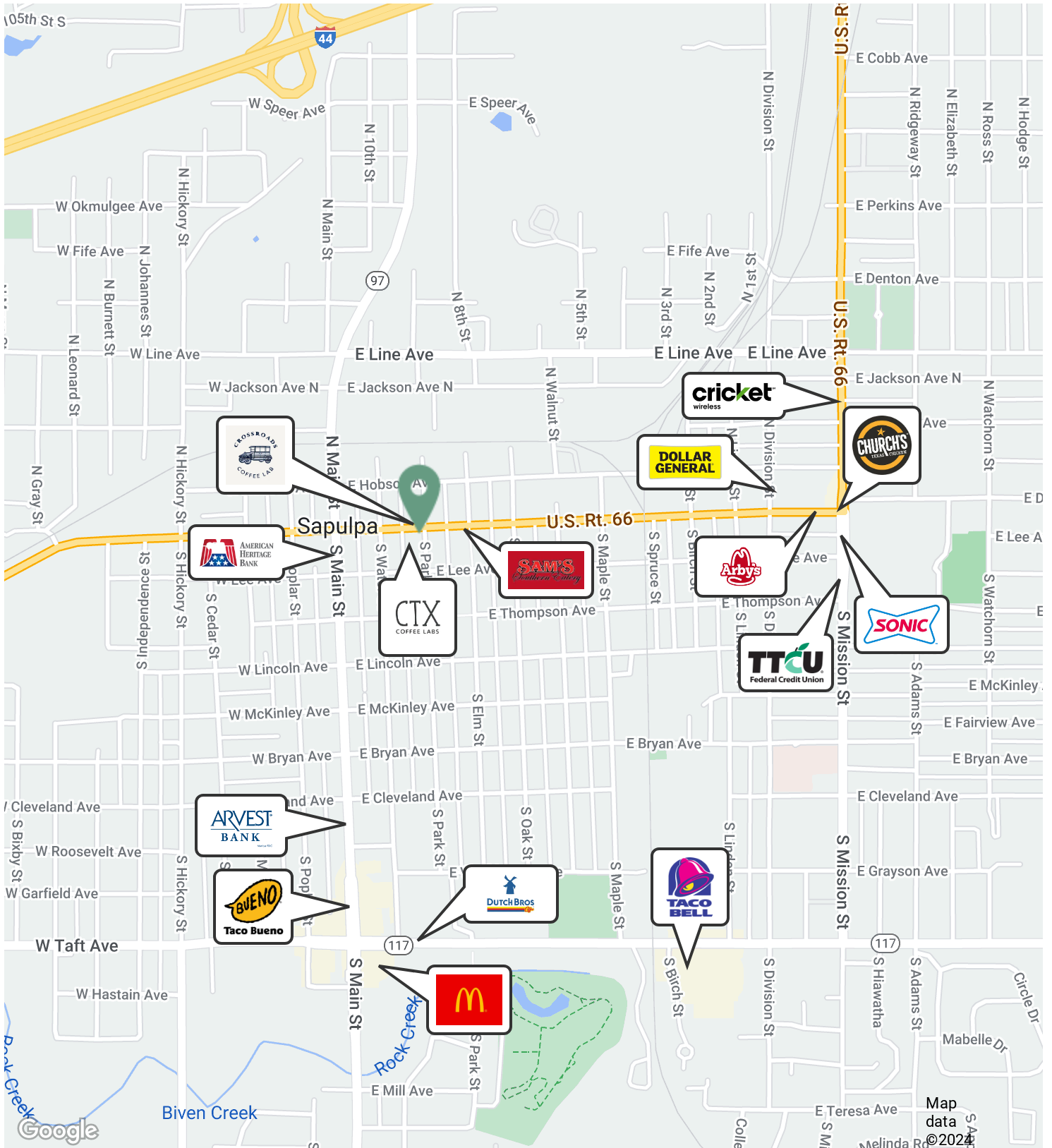
1 FIRST FLOOR LEVEL DEMO  
1/8" = 1'-0"



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Location Map



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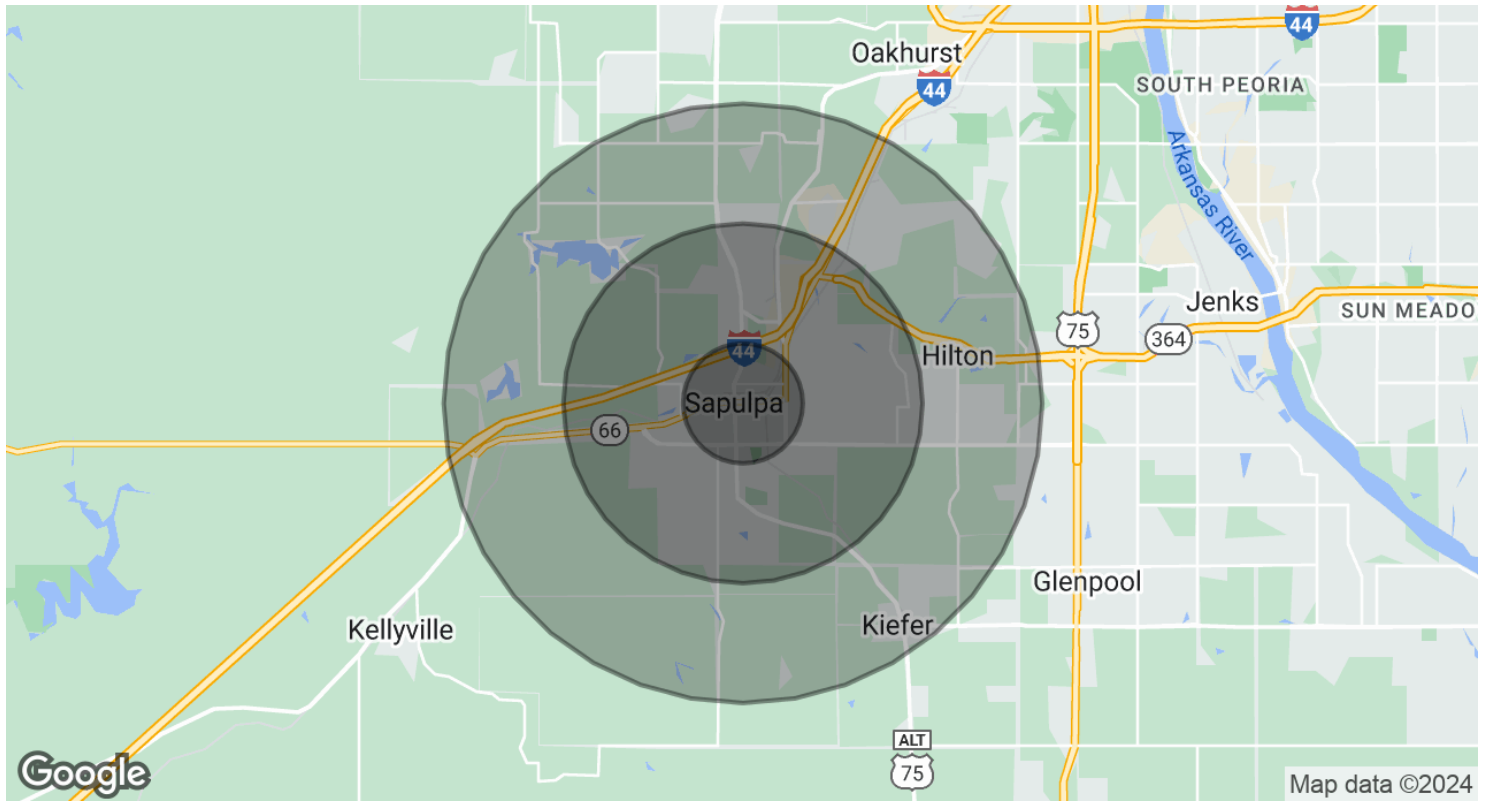
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,973	21,625	32,624
Average Age	39	40	41
Average Age (Male)	37	39	40
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,374	8,461	12,729
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$60,505	\$76,161	\$83,515
Average House Value	\$150,239	\$197,547	\$225,663

Demographics data derived from AlphaMap