

## Cross Property Agent Full w/Photos



### Commercial

MLS#: **1193506**  
 Address: **4705 E 37 HWY, Tuttle, OK 73089**  
 Addition:  
 Area: County: **Grady**  
 Prop Tax ID: **0000-33-10N-05W-4-022-00**  
 Land Acres: **0.610**  
 Lot: **000** Block: **000**  
 Directions: **.25 miles west from stoplight at Highway 37 & Highway 4 (Mustang road)**

Status: **Active**  
 Type: **Office Freestanding**  
 List Price: **\$850,000**  
 Close Price:  
 LP\$/SQFT: **\$212.50**  
 Avail SqFt: **4,000**

**Recent Change: 10/07/2025 : NEW**

General Information			
Office SqFt:	<b>2,750</b>	Bldg SqFt:	<b>4,000</b>
Building Dim:		Ceil Clearance:	
Sz of Dock High Dr:		# Dck High Drs:	
Stories:	<b>1.0</b>	Fire Suppress:	
Construction:	<b>Aluminum, Brick, Brick &amp; Frame, Vinyl</b>		
Crane:		Railroad:	<b>No</b>
Pad Sites:		Pad Sites Occp:	
Corner Lot:	<b>No</b>	Lot Dim:	<b>80'x330'</b>
Invest Property:	<b>Yes</b>	For Lease:	
Min Lse Rate/Yr:		Max Lse Rate/Yr:	
Cert of Occup:		Sub Lease (Y/N):	<b>No</b>
Bandwidth Type:	<b>Fiber</b>	Internet List:	<b>Yes</b>
Accessibility:	<b>Accessible Common Area, Accessible Entrance, Accessible Hallways, Accessible Kitchen, Visitor Bathroom</b>		
Misc Features:		Zoning:	<b>Commercial</b>
Parking:	<b>Additional, Asphalt</b>		

### Remarks

**This property is located about 1/4 mile from Highway 37 & Highway 4 intersection. Property has 80' of highway frontage. The property next door is for sale 4707 E Highway 37. (see MLS # 1194288) There is a potential of almost 300' of highway frontage if this property AND 4707 E Hwy 37 property where to be purchased together. Additional 2.12 acres of land (North of property-not currently listed) may be purchased in combination with 4705 E Highway 37 and/or 4707 E Highway 37. However, The additional 2.12 acres, north of properties, will NOT be sold separately prior to the sale of one or both Highway 37 properties. There is a potential (With the purchase of ALL 3 adjoining properties) to own 4.25 acres off Highway 37!!! The possibilities are endless. Great place for any restaurants or businesses wanting highway frontage/access. Casino is coming soon. BRAUMS has purchased land and McDonald's has purchased and cleared land nearby.**

Utilities			
Sewer:	<b>Septic Tank</b>	Electric:	<b>Public</b>
Cool:	<b>Central Elec</b>	Heat:	<b>Central Gas</b>
		Gas:	<b>Natural</b>
		Water:	<b>Public</b>
		Power:	<b>Phase 3</b>

Financial Information		
Cap Rate:	Tenant Exp:	Finance Terms:
Loan Payments:	Down Payment:	Owner Financing: <b>No</b>

Income / Expenses			
Gross Income:	Net Op Income:	Scheduled Income:	Taxes: <b>\$1,234.00</b>
			Insurance:

Office and Showing Information					
Terms:	<b>Cash, Conventional</b>	LBox:	<b>SentriLock</b>	Internet:	<b>Yes / Yes / Yes</b>
Show Instr:	<b>Listor Show</b>	S Cond:	<b>None</b>	Occupied:	<b>No</b>
List Type:	<b>Exclusive Right to Sell</b>			Service Type:	<b>Full Service</b>
List Agent:	<b><u>JENB/Jennifer J. Bullard</u></b>			List Broker:	<b><u>CHMB01/Chamberlain Realty LLC</u></b>
Agent Lic#:	<b>119283</b>			Broker Lic#:	<b>177929 - <u>Grant Wortman</u></b>
Agent Phone:	<b>405-408-2613</b>			Office Phone:	<b>405-300-0543</b>
Agent Email:	<b><u>jenniferbullardhomes@gmail.com</u></b>			Office Fax:	
Agent Cell:	<b>405-408-2613</b>	Agent Fax:		Office Web:	

### L/Ofc Remarks

**This property has public water. Septic for sewer. Seller is lic agent in state of OK, inactive status. Listing agent is related to seller.**

Listing Information			
List Date:	<b>10/06/2025</b>	DOM:	<b>11</b>
Original List Price:	<b>\$850,000</b>	Pend Date:	Expire Date: <b>04/06/2026</b>
		On Market Date:	



Front of Structure



Garage



Garage



Community



Side of Structure



Side of Structure



Aerial View



Aerial View





Aerial View



Aerial View



Aerial View



Aerial View



Entry





Bedroom



Kitchen

Office







Bathroom







Garage



Garage



Prepared By: Jennifer Bullard

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