Cross Property Agent Full w/Photos



Commercial Status: **Active**

MLS#: 1193506 Type: Office Freestanding

Address: 4705 E 37 HWY, Tuttle, OK 73089

List Price: \$850,000 Addition:

Area: County: Grady Close Price:

Prop Tax ID: 0000-33-10N-05W-4-022-00 LP\$/SQFT: \$212.50

Land Acres: 0.610

000 I ot: Block: 000 Avail SqFt: 4,000

Directions: .25 miles west from stoplight at Highway 37 & Highway 4

(Mustang road

Recent Change: 10/07/2025: NEW

General Information

Office SqFt: 2,750 Blda SaFt: 4,000 Min Divis SF: Max Contig SF: Ceil Clearance: Prk Cap: Prk Spaces: 10 Building Dim: Park Ratio:

Sz of Dock High Dr: # Dck High Drs: Drive-In Drs: 2 Stories: 1.0 Fire Suppress: Total Units:

1982 Aluminum, Brick, Brick & Frame, Vinyl Year Built: Construction: Exterior Trim: Aluminum,

Brick, Vinyl

Railroad Nm: Crane: Railroad: No

Mob Homes Owned: Pad Sites: Pad Sites Occp: 80'x330' Corner Lot: No Lot Dim: Frnt Footage: 80

Invest Property: Yes For Lease: Lease Type: Lease Rate Type:

Min Lse Rate/Yr: Max Lse Rate/Yr: Sub Lease (Y/N): No Cert of Occup:

Internet List: Yes Vacancy %: Bandwidth Type:

Fiber Zonina: Commercial Bandwidth:

Accessible Common Area, Accessible Entrance, Accessible Hallways, Accessible Kitchen, Visitor Accessibility:

Bathroom

Misc Features: Additional, Asphalt Parking:

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: Cool:	Septic Tank Central Elec	Electric: Heat:	Public Central Gas	Gas:	Natural	Water: Power:	Public Phase 3
			Financial In	formation			
Cap Rate:		Tenant Exp:			Finance Terms:		
Loan Payments:			Down Paymen	ment: Owner Financing: No			
			Income / I	Expenses			
Gross Income:	ne: Net Op Inco		:	Scheduled Income:		Taxes:	\$1,234.00

Insurance:

Office and Showing Information

Terms: Cash, LBox: SentriLock Internet: Yes / Yes / Yes

Conventional Show Instr:

Listor Show S Cond: None Occupied: No

Exclusive Right to Sell Service Type: Full Service

JENB/Jennifer J. Bullard 🔀 CHMB01/Chamberlain Realty LLC | | | List Broker:

119283 Broker Lic#: 177929 - <u>Grant Wortman</u> 405-408-2613 Office Phone: 405-300-0543 Office Fax:

jenniferbullardhomes@gmail.com Agent Email:

Office Web: Agent Cell: **405-408-2613** Agent Fax:

L/Ofc Remarks

List Type:

List Agent:

Agent Lic#: Agent Phone:

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

11 List Date: 10/06/2025 DOM: 04/06/2026 Pend Date: Expire Date: Original List Price: \$850,000 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

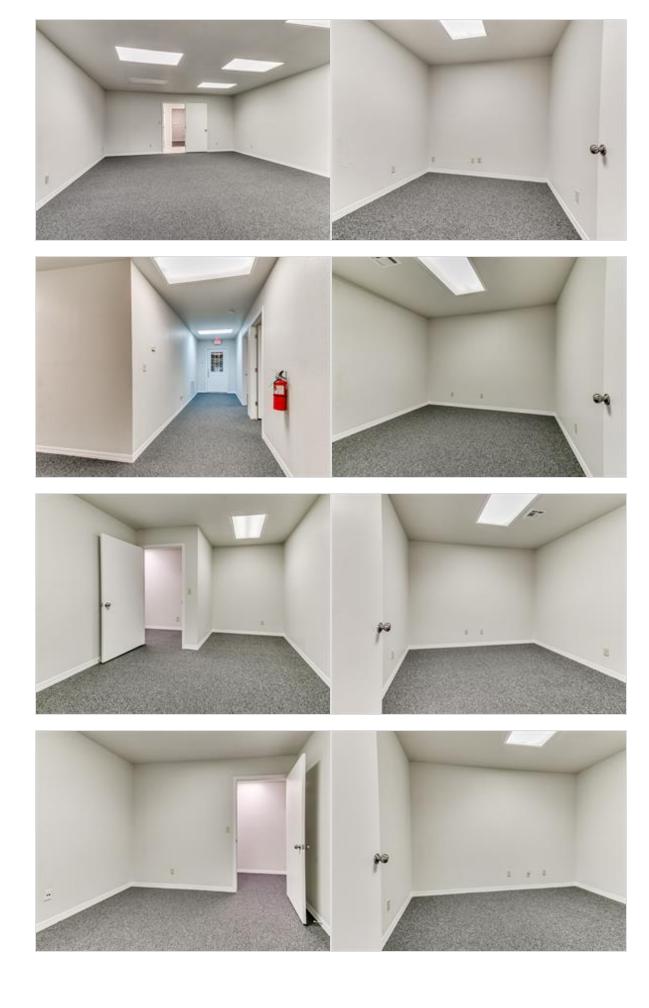






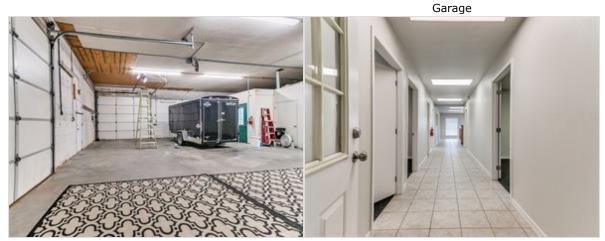












Garage

Prepared By: Jennifer Bullard

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