

# EXECUTIVE SUMMARY

8540 EAST 41ST STREET



## OFFERING SUMMARY

**PRICE:** \$1,000,000.00

**BUILDING SF:** 16,896

**PRICE / SF:** \$59

**LOT SIZE:** 30,098 SF

**SIGNAGE:** Pole Sign

**FRONTAGE:** 98' on 41st Street

**YEAR BUILT:** 1970

**ZONING:** IL

## PROPERTY OVERVIEW

Exceptional Owner-User Opportunity with 41st Street Frontage

Unlock nearly 17,000 SF of versatile space with prime 41st Street visibility and easy access to the BA Expressway. Zoned IL (Industrial Light), this property offers endless possibilities for an owner-user or investor

Abundant parking with a mutual agreement for the adjacent lot and additional rear parking

Updated kitchen and restrooms—ready to use or customize further

Building is outside the floodplain, offering peace of mind and insurability

98 feet of 41st Street frontage for outstanding visibility and signage

Only \$59 per square foot, presenting one of the best values in the area

The current owner is downsizing and will lease back the property temporarily, providing immediate income and flexibility for the new owner to plan their design or renovations.

Whether for a showroom, warehouse, office-flex use, or creative redevelopment, this property offers the space, location, and price point that's hard to beat.

**KW COMMERCIAL**  
2651 East 21st St. Suite 101  
Tulsa, OK 74114

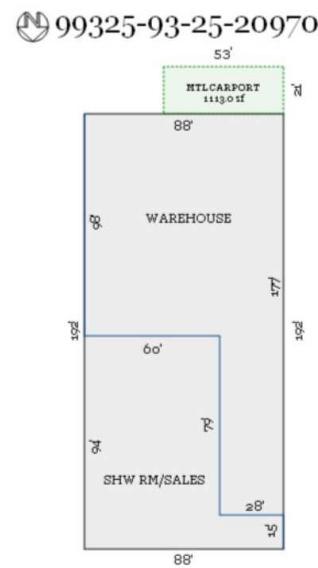


Each Office Independently Owned and Operated

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# PROPERTY PHOTOS

8540 EAST 41ST STREET



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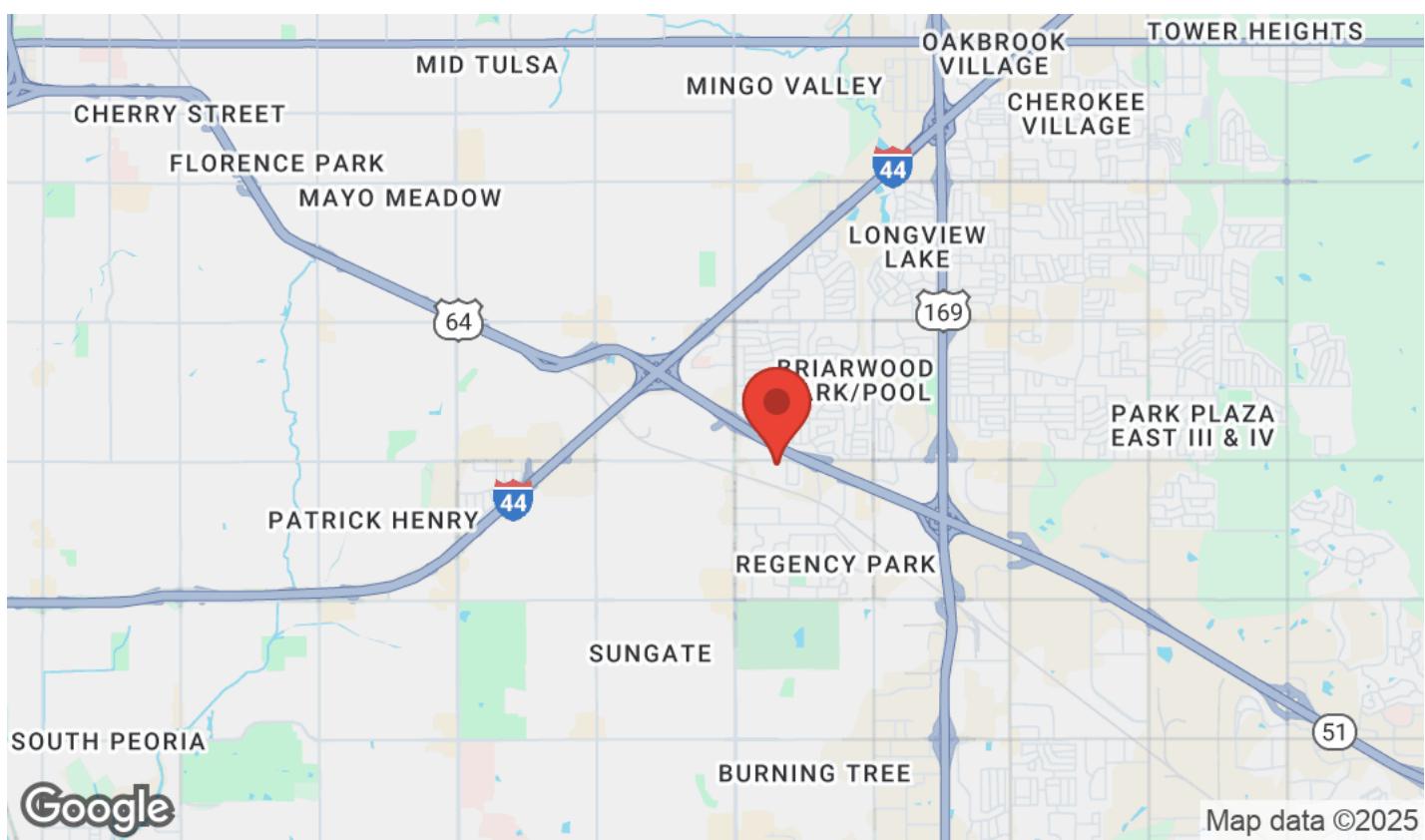


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## LOCATION MAPS

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