

FOR SALE

Future Grocery Anchored Shopping Center with Upside Potential

George Thomas Co.
Commercial ■ Industrial ■ Investment Properties

11110-11126 East Admiral Place, Tulsa, OK



PROPERTY HIGHLIGHTS

- **Land Size:** 1.75 acres
- **Zoning:** Commercial Shopping (CS)
- **Building Size:** Approx. 17,240 sq. ft.
- **Coverage Ratio:** (of land to bldg. area) 22%
- **Age:** Completed in 1955
- **Price:** \$750,000
- **Traffic Count:** 9,352 cars per day on Admiral Place
- **Remarks:** An Asian grocery store currently under construction shares common area reciprocal parking with the subject property. The property is in good overall condition. With the exception of the car wash tenant on a ground lease which has an annual increase based on the CPI index all other nine (9) leases are short term, (month to month or one year maximum) which allows for modest annual rent increases. Leases provide for the Landlord to pay taxes, and insurance. Tenants pay all utilities. Owner's standard form lease provides for the Tenant to be responsible for HVAC maintenance and repairs up to a \$300 CAP per occurrence. (The Proforma NOI is \$68,018 due to property tax increase)



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All statements herein are for information purposes only and are believed to be reliable.

However, no warranty or representation is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, changes of price, terms, conditions, or prior sale.