

MIXED USE FOR SALE & LEASE

4941 E ADMIRAL PL

4941 EAST ADMIRAL PLACE, TULSA, OK 74115



FOR SALE & LEASE

KW COMMERCIAL

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

PRESENTED BY:

JONATHAN GOBBO

Director

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jon.gobbo@kwcommercial.com

148160, OK

Each Office Independently Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

4941 EAST ADMIRAL PLACE



OFFERING SUMMARY

PRICE:	\$700,000.00
BUILDING SF:	11,515
PRICE / SF:	\$60
LEASE RATE:	\$5.50/NNN
LOT SIZE:	33,024 SF
FRONTAGE:	128' on Admiral Pl
SIGNAGE:	Pole Sign
YEAR BUILT:	1938
RENOVATED:	2005
ZONING:	CH

PROPERTY OVERVIEW

Discover an exceptionally flexible investment in Tulsa's CH-zoned corridor: a two-story, 11,515-sf building on a 0.76-acre site, ideal for owner-user occupiers or mixed-use investors. The property delivers a dynamic layout: approximately 4,920 sf warehouse space, 4,321 sf showroom/office, and two potential income-producing apartments totaling 2,274 sf or live in one while working downstairs.

Functional features include 14–19 ft clear heights, three overhead doors (14×16 and two 8×8), two dock doors, and a fenced yard with prominent street signage and 128 ft frontage. Built in 1938 and renovated in 2005, the offering provides access via bus transit and hassle-free operations under CH zoning.

Whether you're scaling a business or maximizing returns through leasing, this property offers a rare combination of commercial utility and residential income.

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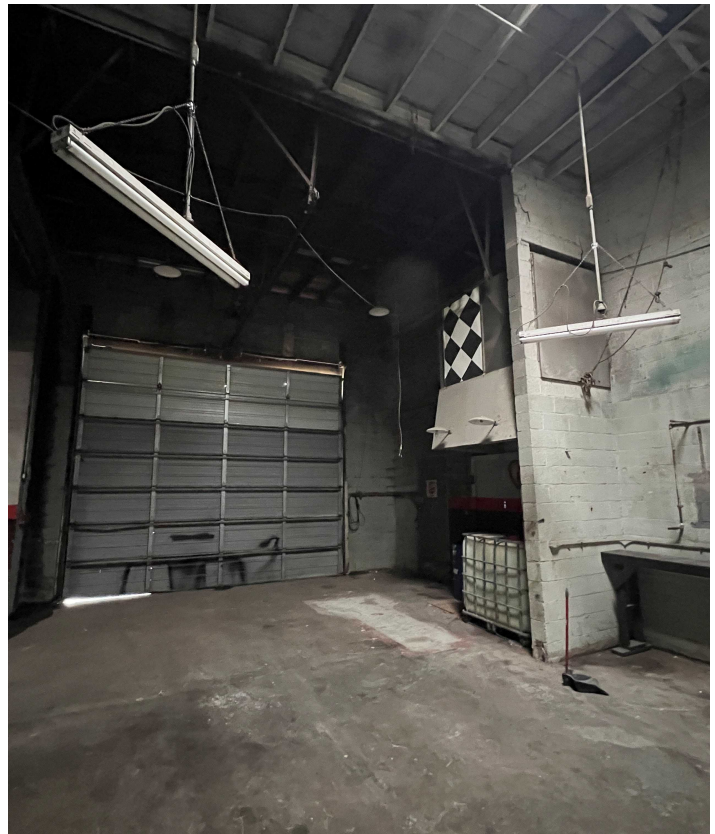
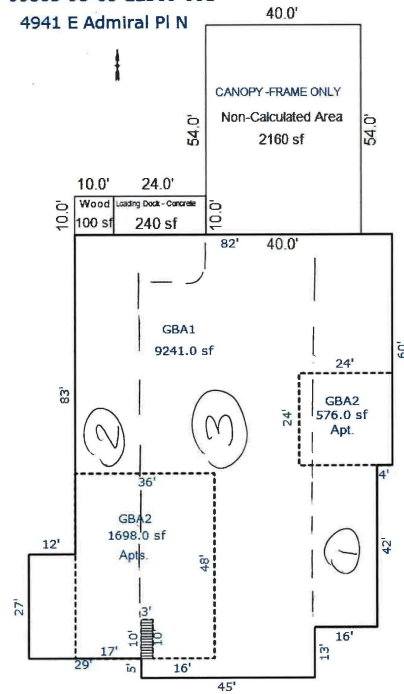
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4941 Admiral Sketch 1.jpg

4941 E Admiral Pl N

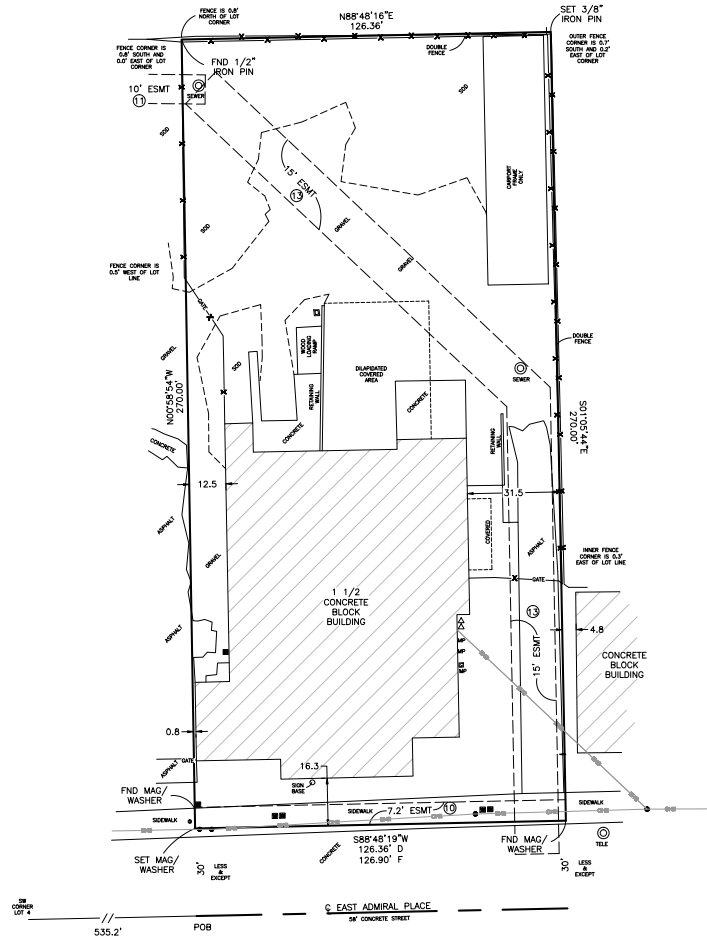


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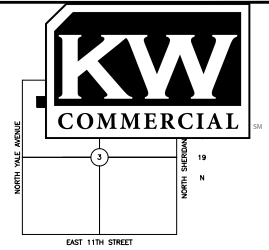
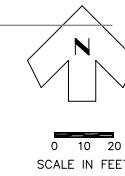
SURVEY

4941 EAST ADMIRAL PLACE



GENERAL NOTES

BASES OF BEARING ASSUMED N88°48'16\"/>



LEGEND

- SEWER MANHOLE
- SANITARY SEWER LINE
- REINFORCED CONCRETE PIPE
- WATER METER
- WATER VALVE
- GAS METER
- TELEPHONE PEDESTAL
- POWER POLE
- LIGHT POLE
- DOWN SPOUT
- SIGN
- A/C
- PARKING BUMPER
- DOWN SPOUT
- SGDI SINGLE GRATE DROP INLET
- DGDI DUAL GRATE DROP INLET

- IRRIGATION CONTROL BOX
- ELECTRIC SERVICE
- GAS SERVICE
- TELEPHONE SERVICE
- FIRE HYDRANT
- OVERHEAD UTILITIES
- FENCE LINE
- GUARD POST
- CONCRETE
- ASPHALT
- CLEAN OUT
- SATELLITE DISH
- CABLE TV

BEFORE YOU SIGN, CALL ONE FOR LOCATION OF UNDERGROUND UTILITIES. 1-800-522-6543

LEGAL DESCRIPTION

THE EAST 128.36 FEET OF THE SOUTH 300 FEET OF THE WEST 661.56 FEET OF LOT FOUR (4), OF SECTION THREE (3), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST OF THE NEDRA BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT 535.2 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT FOUR (4), SAID SECTION THREE (3), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST; THENCE NORTH A DISTANCE OF 300 FEET TO A POINT; THENCE EAST A DISTANCE OF 128.36 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 300 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT FOUR (4); THENCE WEST A DISTANCE OF 128.36 FEET TO THE POINT OF BEGINNING. EXCEPTING HEREOF THE SOUTH 30 FEET OF THE ABOVE DESCRIBED PROPERTY HERETOFORE DEEDED FOR PUBLIC HIGHWAY.

INSTRUMENT NOTES

- ALL EASEMENTS AND RIGHTS-OF-WAY CONTAINED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 22-04225W, EFFECTIVE DATE SEPTEMBER 12, 2022 AT 7:59 A.M., ARE SHOWN HEREOF.
- RIGHT OF WAY DEED IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY, A CORPORATION, DATED JUNE 16, 1909, FILED SEPTEMBER 11, 1909, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 70 AT PAGE 211, AFFECTS THE PROPERTY DESCRIBED HEREOF, BLANKET IN NATURE.
- EASEMENT IN FAVOR OF STATE OF OKLAHOMA, DATED JUNE 13, 1942, FILED AUGUST 12, 1942, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 1504 AT PAGE 331.
- SEWER EASEMENT IN FAVOR OF CITY OF TULSA, OKLAHOMA, DATED APRIL 25, 1945, FILED MAY 2, 1945, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 1646 AT PAGE 150.
- AGREEMENT BY AND BETWEEN DASH HINES DAUGHTERY AND LOUISE M. NEWTON, AND THE CITY OF TULSA, OKLAHOMA, A MUNICIPAL CORPORATION, DATED APRIL 20, 1945, FILED MAY 2, 1945, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 1646 AT PAGE 163, INCLUDES THE PROPERTY DESCRIBED HEREOF.
- SEWER EASEMENT IN FAVOR OF CITY OF TULSA, OKLAHOMA, DATED JANUARY 17, 1945, FILED JANUARY 28, 1945, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 1694 AT PAGE 209.

ALTA/NSPS LAND TITLE SURVEY

CERTIFICATE

DAVID D. LACY, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMERCIAL TITLE & ESCROW SERVICES, INC RADS CORP., LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11, AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 15, 2022.

THIS PLAT OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

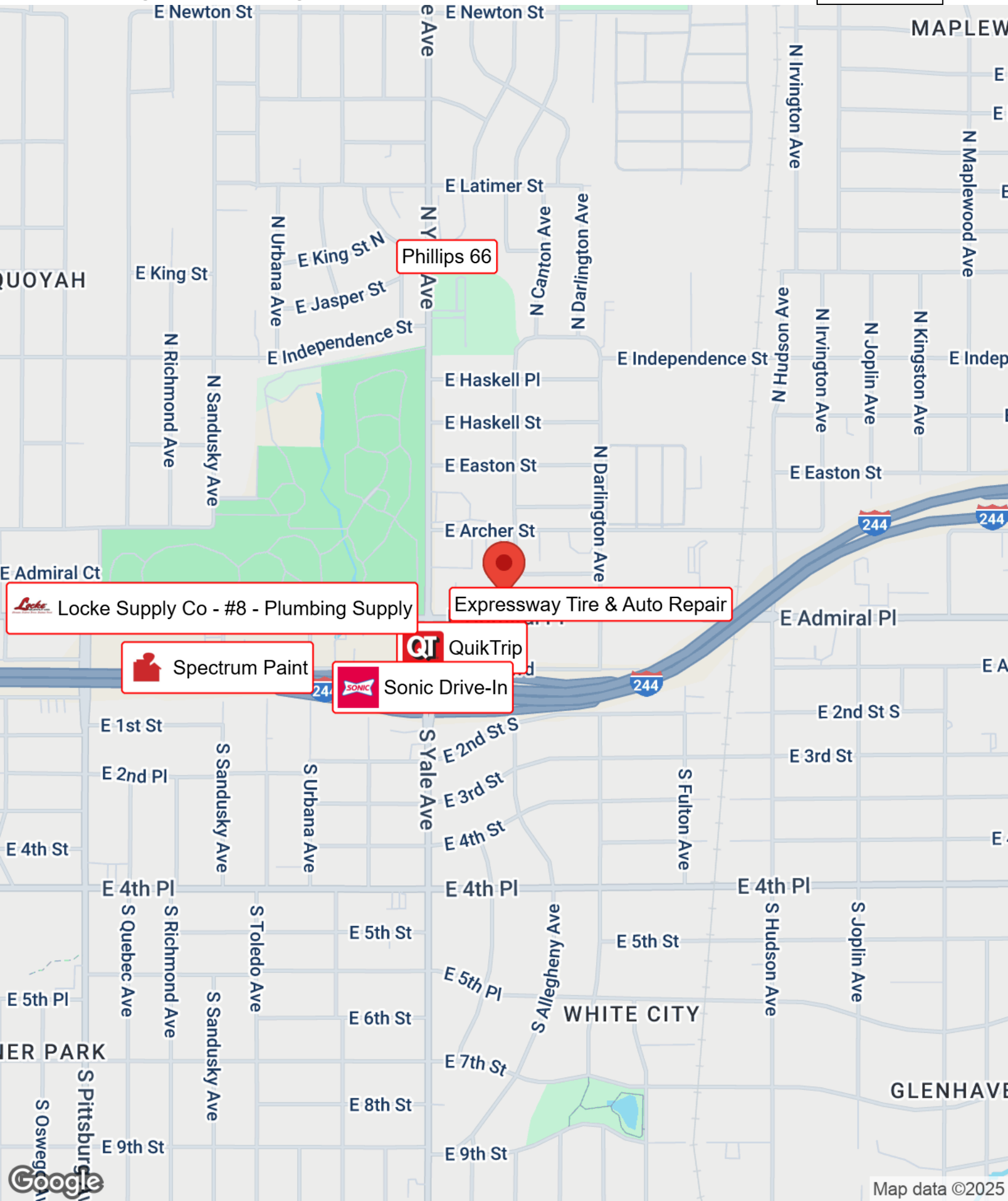
DAVID D. LACY, P.L.S. #1666
DAVID D. LACY
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09-23-2022
DAVID D. LACY
PO BOX 471211, Tulsa, OK 74147
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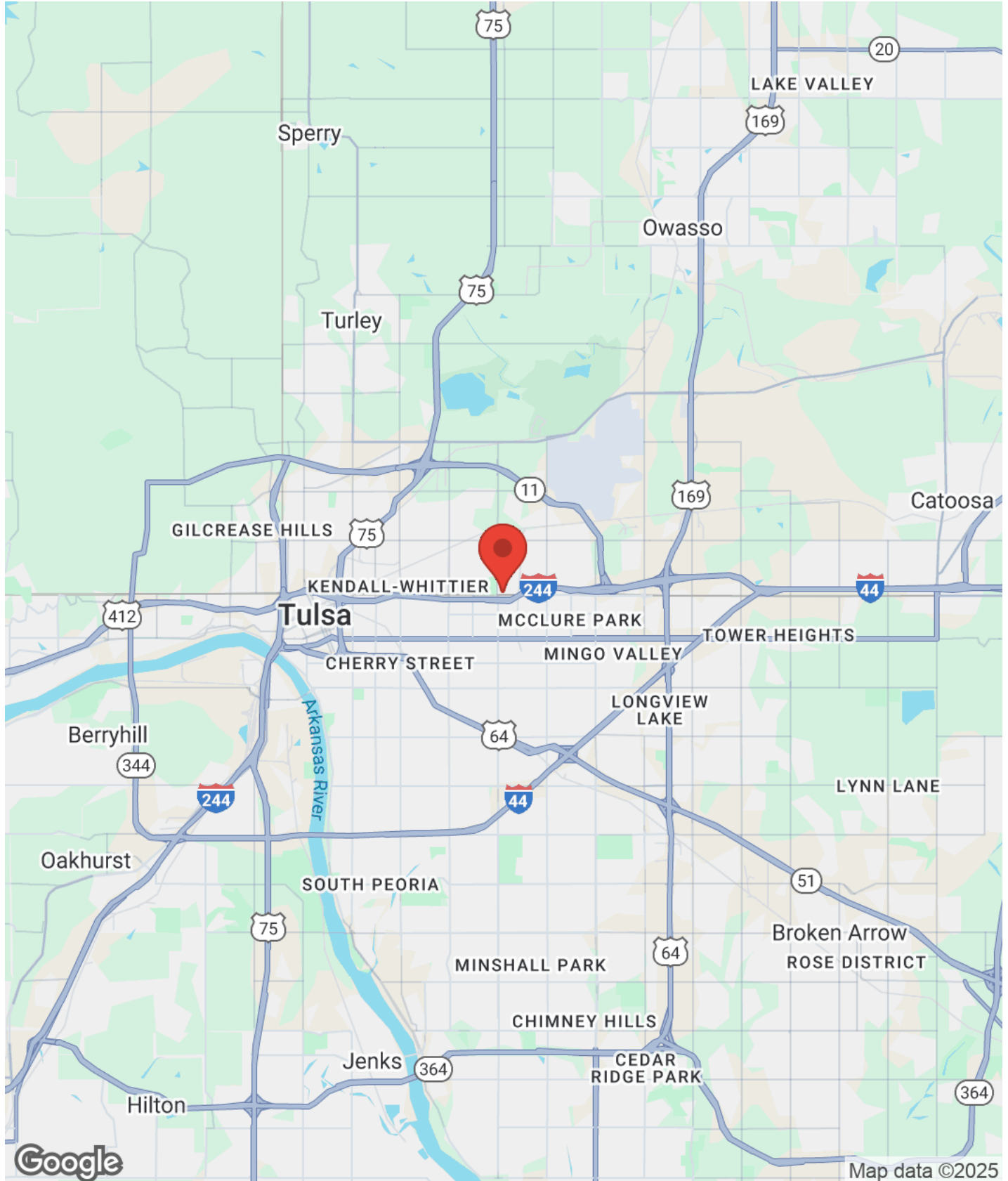
BUSINESS MAP

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REGIONAL MAP

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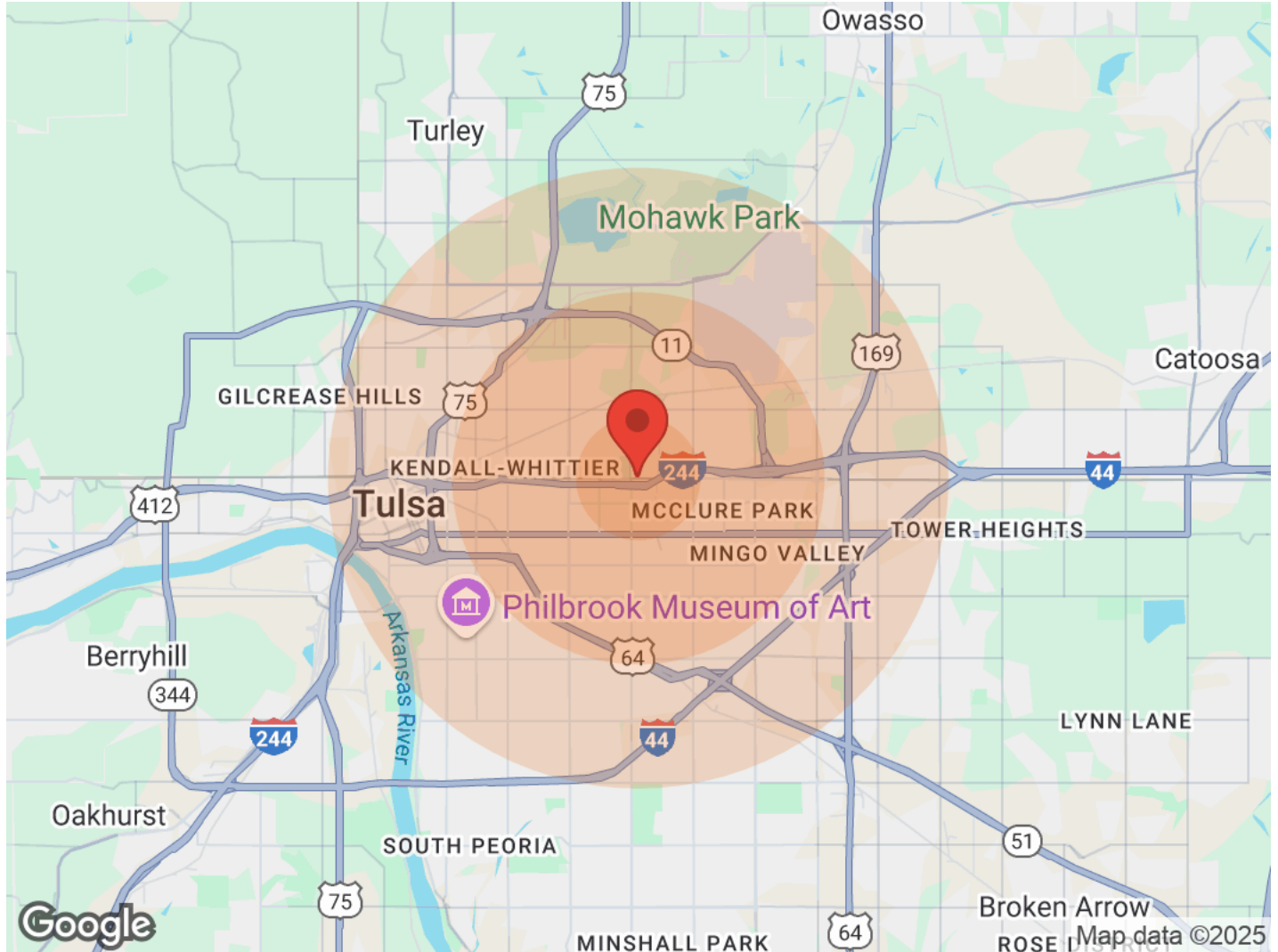
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	6,500	41,980	96,307	Median	\$33,478	\$35,522	\$35,997
Female	7,177	44,367	101,731	< \$15,000	898	6,449	16,439
Total Population	13,677	86,347	198,038	\$15,000-\$24,999	1,015	5,975	12,208
				\$25,000-\$34,999	1,082	5,865	12,394
Age	1 Mile	3 Miles	5 Miles	\$35,000-\$49,999	1,088	6,405	13,277
Ages 0-14	3,353	20,602	44,995	\$50,000-\$74,999	990	5,432	12,367
Ages 15-24	1,815	11,463	25,856	\$75,000-\$99,999	466	3,191	6,845
Ages 25-54	5,340	34,974	77,788	\$100,000-\$149,999	93	1,506	5,159
Ages 55-64	1,531	9,215	22,305	\$150,000-\$199,999	57	429	1,630
Ages 65+	1,638	10,093	27,094	> \$200,000	32	323	2,191
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	9,792	57,355	122,941	Total Units	6,865	42,098	94,927
Black	708	8,524	33,295	Occupied	5,928	36,457	83,009
Am In/AK Nat	589	3,063	5,740	Owner Occupied	3,620	20,528	44,600
Hawaiian	N/A	31	81	Renter Occupied	2,308	15,929	38,409
Hispanic	2,888	19,355	39,654	Vacant	937	5,641	11,918
Multi-Racial	5,070	33,878	69,284				

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PROFESSIONAL BIO

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Jonathan has over 19 years of real estate experience that includes selling & leasing in every sector of commercial real estate. Jonathan served in the United States Marine Corps Reserve where he deployed to Iraq in 2004-2005. Upon his return, he sat for his real estate license and passed the test at 21 years of age. For the first 5 years, Jonathan worked in the residential side of real estate with Keller Williams. In 2010, he sold his first commercial property, a 15 unit condo development on 8 acres on Grand Lake. After that, Jonathan made the transition to only brokering commercial deals and joined KW Commercial. In 2018 he was hired as the Managing Director for Northeast Oklahoma for KW Commercial due to his vast experience in selling or leasing property in every sector of commercial real estate. To date, Jonathan has closed over 100 transactions totaling over \$100+ million worth of real estate.

In the spring of 2019, Jonathan was given the opportunity to be the inaugural Director of Real Estate for the Tulsa Airport Improvement Trust, leading a team in developing airport controlled property while also handling all revenue generating leases (minus the airlines). There he spearheaded the negotiation with Amazon to lease 47 acres from the airport, the largest non-aeronautical development in TAIT history. He was also instrumental in securing two additional concessionaires, one being a COVID testing site during the Pandemic.

At the beginning of 2022, Jonathan left the corporate real estate world at the airport, and once again started brokering deals in the private sector with KW Commercial. He also founded a fund and he and a partner are actively seeking apartment complexes to purchase. They acquired one in the spring of 2022 and Jonathan currently manages said property.

Jonathan resides in Sand Springs with his wife of over 10 years and their two children. He sits on the House Corps Board for the Gamma Delta chapter of Sigma Chi as well as being a Green Country Habitat for Humanity board member. He is an avid Oklahoma State fan, enjoys playing baseball in the local men's league, coaching his kids' sports teams, and loves traveling to Florida with his family.

Disclaimer

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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