

# FOR SALE - 1.73 Acre Site

## Interstate 44 Frontage!!

**16529 E. Admiral Place - Tulsa, OK**

*(near I-44 & E. 161st E. Ave. Interchange)*



### Property Features:

- **1,888 sf Building (Sales Office)**
- **2,914 sf Service Garage (3-Bays)**
- **New Paint & Flooring in Sales Office**
- **Abundant Customer Parking!**
- **Large Fenced Site Area (Outside Storage)**



- ★ **Close to 161st E. Ave. “exit ramp” off I-44 - Very Accessible!**
- ★ **Fronts both on Admiral Pl. & I-44!**
- ★ **Expressway Signage (Large 8' x 20' Pylon Sign on I-44)!**
- ★ **Admiral Pl. Signage (5' x 10' Pylon Sign)**
- ★ **73,200 cars/day along I-44 (ODOT 2015)**
- ★ **10,400 cars/day along Admiral Pl. (INCOG 2014)**
- ★ **Lot/Yard Area is Combination Paved & Stabilized Gravel**
- ★ **Excellent Sales or Rental Location for Trailers, Trucks, RV's, Buses, Motorcycles, Storage Containers & More!**
- ★ **Zoned IL**



**Contact: Larry Manley**  
**918-665-1210**

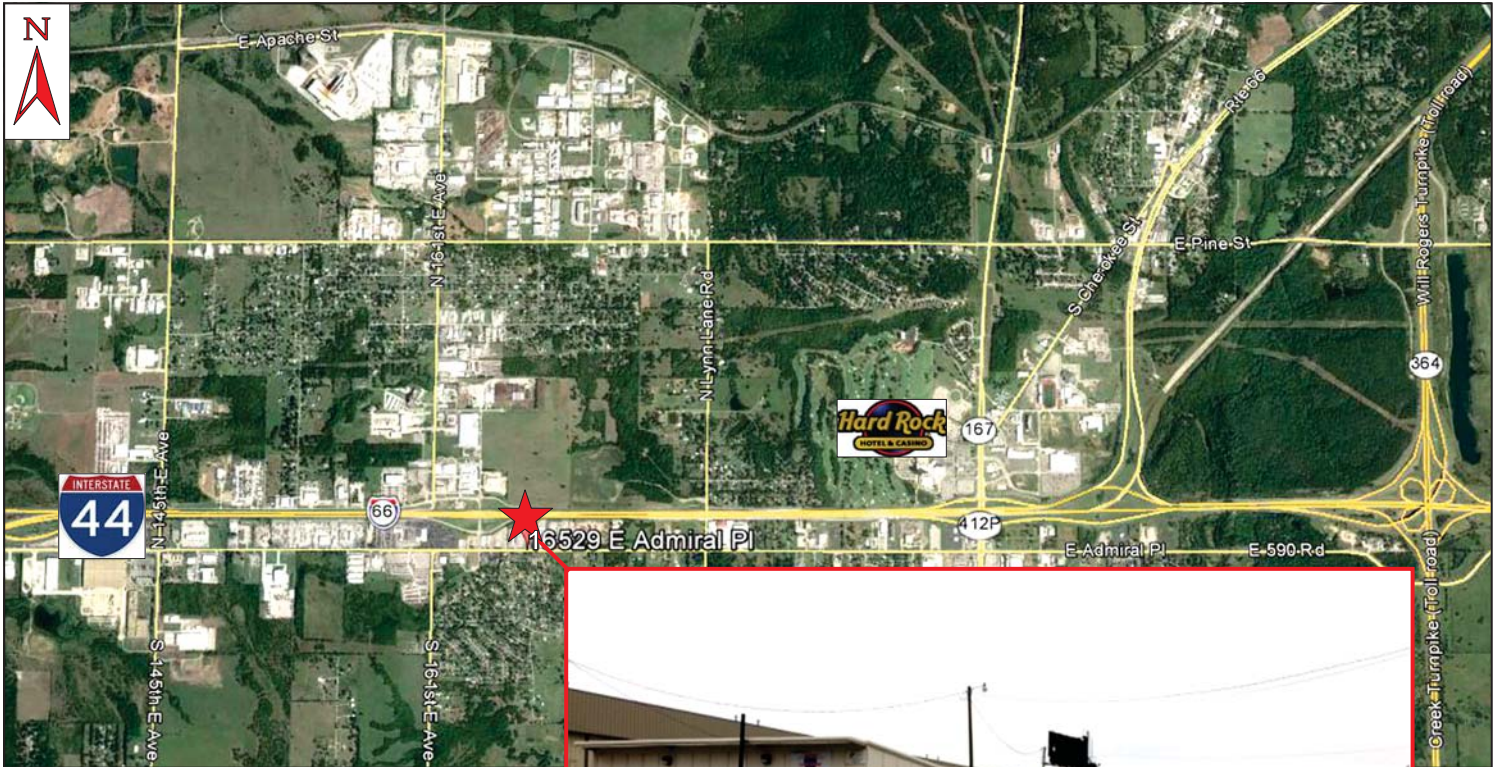
**BAUER & ASSOCIATES, REALTORS**  
**"A Leader in Tulsa Commercial Real Estate Since 1979"**  
**COMMERCIAL, INDUSTRIAL, INVESTMENT PROPERTY**  
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All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.



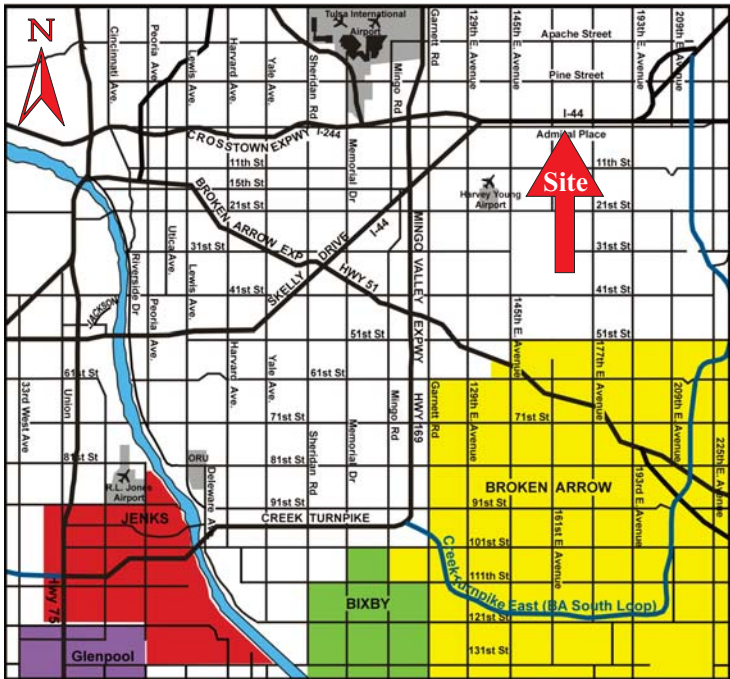
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*Easily Accessible via Tulsa's Expressway System!*



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**Greater Tulsa Area Map**



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