

# FOR SALE

2422-2424 WEST 41ST STREET, TULSA, OK

# \$699,000



## Flex / Showroom / Warehouse

- 7,100 SF flex building located in the Red Fork District on the hard corner of West 41st Street and 25th West Avenue.
- Although the space can serve one to three tenants, the building's current configuration is setup for a 2,100 SF tenant (2422) and a 5,000 SF tenant (2424 A and B). The entire building can easily be combined for a single tenant.
- Suite 2422 is fully conditioned space that is finished out with a showroom, office, restroom, and work area with 10x10 rear OH door.
- Suite 2424 A is an insulated red steel warehouse with front and rear 10x10 OH doors, storage and shop sink closets, restroom, and conditioned office. The office serves as the pedestrian entrance to this suite. B is fully conditioned and is connected to A with a pass through. This suite is open as a finished out showroom with corner restroom.
- The parking lot features 27 marked parking spots. The rear OH doors are accessible from alley access via 25th West Avenue on the west and 24th West Avenue on the east.
- The property is also for lease. Ryan Herron (Sales Associate) is owner.

## Features

- ✓ Access to Highways (244, 144, 75), Route 66, and Downtown
- ✓ Parking (25 Spots)
- ✓ Can be a 1, 2, or 3 User Building
- ✓ Signage
- ✓ Overhead Doors

## Contact

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