

FOR SALE: ADMIRAL OFFICES

5950 E Admiral Pl, Tulsa, OK 74132

Sale: \$899,000 (~\$45/sqft) +\$145,000 in ALL NEW HVAC



OVERVIEW: Great Price + \$145K in new HVAC

MUST SEE OFFER: Owner to offer Buyer \$145K in new HVAC units, installed prior to closing!

The Admiral Office Building has been a banking staple along Admiral & Hwy 244, just West of Sheridan for over 50 years. Since the late 90's it has been a Bank of America (BOA) with the commercial grade interior finishes of a national bank location.

The 2.52 acre site includes ~135 parking spaces (and room for expansion), mature landscaping, and a 20,000 sqft building which includes drive-thru (East side) and covered entry (West side). The building is designed for multi-tenant use with three distinct suites, each with dedicated commercial glass entrances, private offices and conference space. The downstairs features a large lobby, bank vault, and drive thru. The ~5000 sqft upstairs includes common area restrooms, kitchenette, and additional office space.

One existing tenant—a church—is paying \$2K/mo month-to-month for 2500 sqft. Tours available on request. Call: 918-517-6220.

HIGHLIGHTS

- \$899K price includes \$145K in New HVAC available. New Roof 2015.
- 20,000 Sqft, 2.52 acre, Zoned CH. Room to build.
- Move-in-Ready Offices / Bank. Multi-Tenant Compatible.
- ~135 Parking Spaces, with possible expansion. Mature Landscaping, sprinkler, lighting.
- Easy Access to 244, Airport, Walmart, 10min to downtown.

Sale Price

\$899,000 (~\$45/sqft)

Building/Lot Size

20,000 SQFT—2.52 ACRES

Location

On Admiral—West of Sheridan

ADMIRAL OFFICES: EXTERIOR

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ADMIRAL OFFICES: INTERIOR—Bank

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ADMIRAL OFFICES: INTERIOR—Offices

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ADMIRAL OFFICES: INTERIOR—Upstairs

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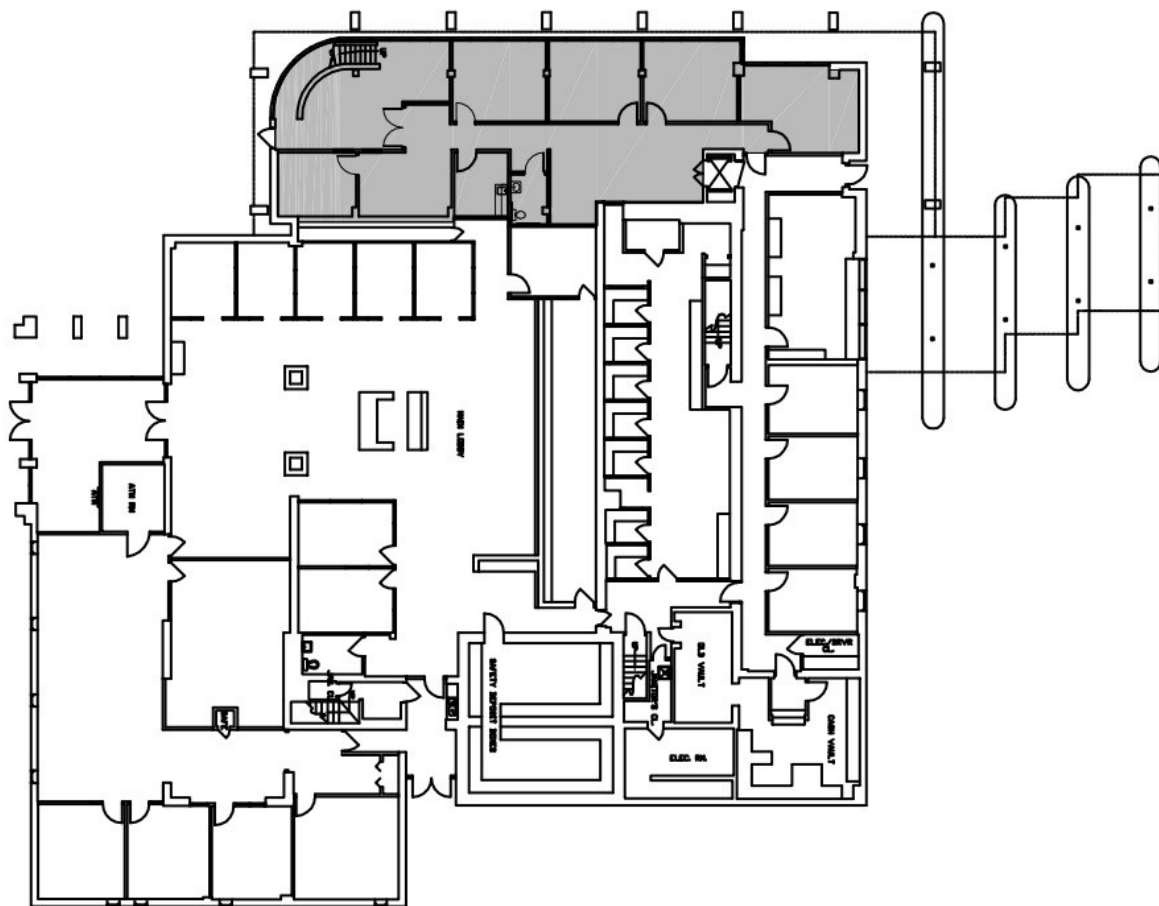


ADMIRAL OFFICES: Downstairs

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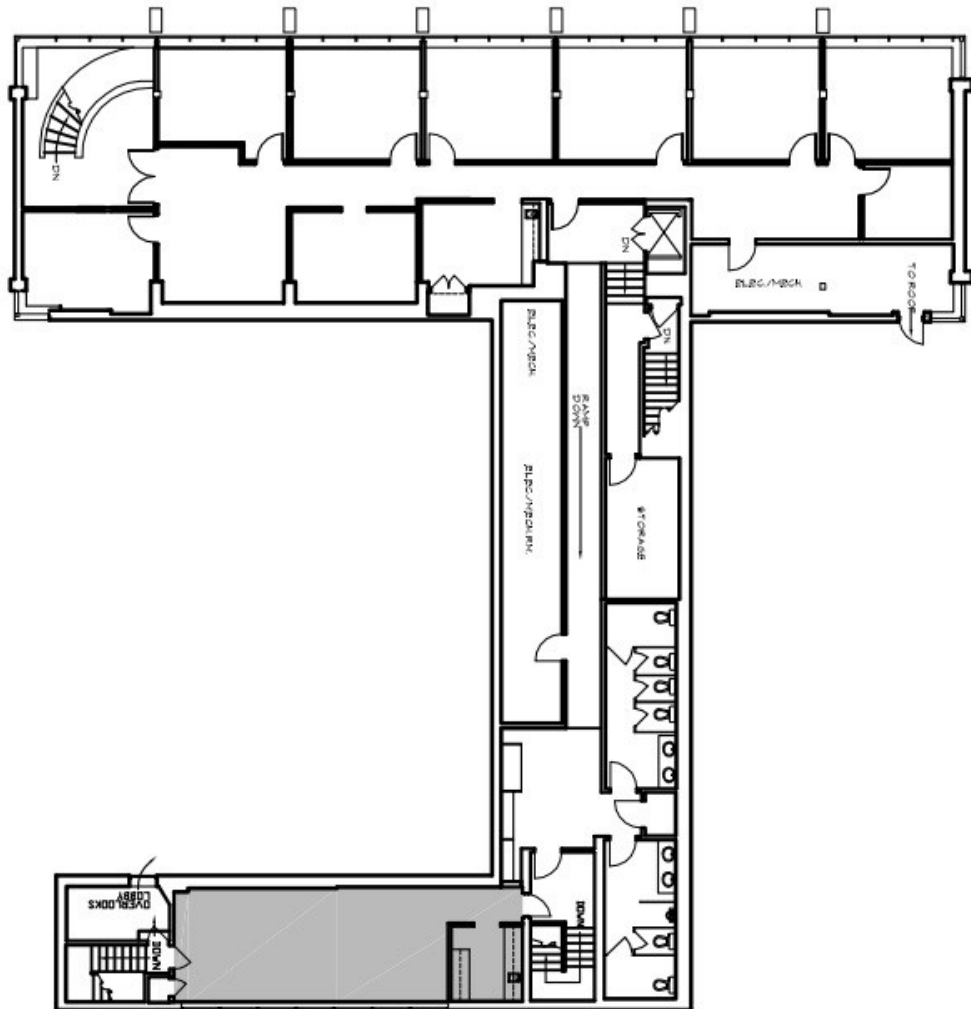
B
KEY PLAN
SCALE: NTS
NORTH



ADMIRAL OFFICES: Upstairs

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Sale: \$899,000 (~\$45/sqft)



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KEY PLAN

SCALE: NTS



NORTH

ADMIRAL OFFICES: Maps

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