

OFFICE BUILDING & HOME FOR SALE!



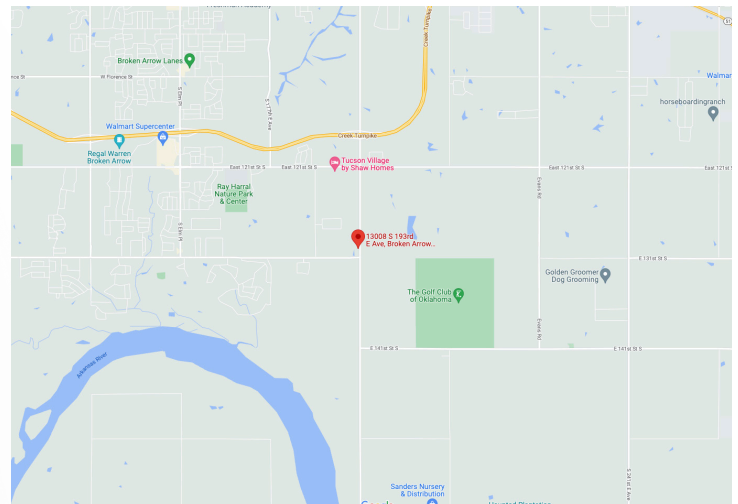
13008 S 193rd East Avenue Broken Arrow, OK 74014

EXECUTIVE SUMMARY

Live work opportunity! 2000 sq. ft. Office building used as Dr. office w/ reception area, 4 exam offices, assistant office, private dr. office 2 storage rooms, 2 bathrooms, & kitchen. The house is 2400 sq. ft., & has 2 bedrooms, 2 baths, 2 car garage, dining room, living room, & sunroom. ALSO, a 1.25-acre lot is included. This property has a special exception to live on the property, 3 different addresses. Great place to live & work or scrap it all & build a different commercial business on 2.5 acres. Perfect for a convenience store, storage unite or a small strip center.

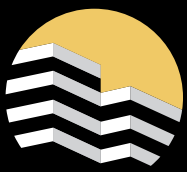
INVESTMENT HIGHLIGHTS

- Work/Live, this property has a special exception in order to live on this commercial property.
- New homes being built in area
- Keep the office and house or scrape one or both
- Fast growing area
- Sought after corner lot in Broken Arrow
- Perfect place for a convenience store, storage units, small strip center...



Information is deemed reliable but not guaranteed. Buyer to verify all information.

10129 S Yale Ave. Tulsa, OK 74137 • Office: 918.970.4550

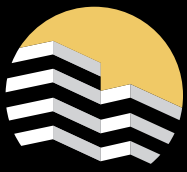


PROPERTY FACTS

Sale Type	Investment or Owner User
Property Type	Office
Property Subtype	Medical
Building Size	2,000 SF
Building Class	C
Year Built	1985
Price	\$925,000
Price Per SF	\$463
Percent Leased	100%
Building Height	1 Story
Typical Floor Size	2,000 SF
Building FAR	0.02
Land Acres	2.50 AC
Opportunity Zone	No
Zoning	Commercial - Zoned Commercial, 3 addresses with utilities to each.
Parking	4 Spaces (2 Spaces per 1,000 SF Leased)

PROPERTY AMENITIES

- 24 Hour Access • Security System • Kitchen • Reception
- Storage Space • Central Heating • Partitioned Offices • Wi-Fi • Yard



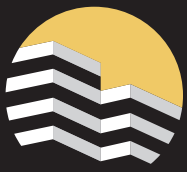
CHINOWTH & COHEN COMMERCIAL

CONTACT

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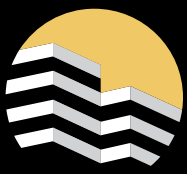
MEDICAL OFFICE • 2,000 SF





MEDICAL OFFICE





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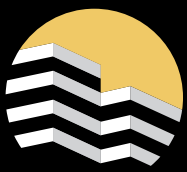
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HOME • 2,400 SF • 2/2/2 • Dining • Living • Sunroom



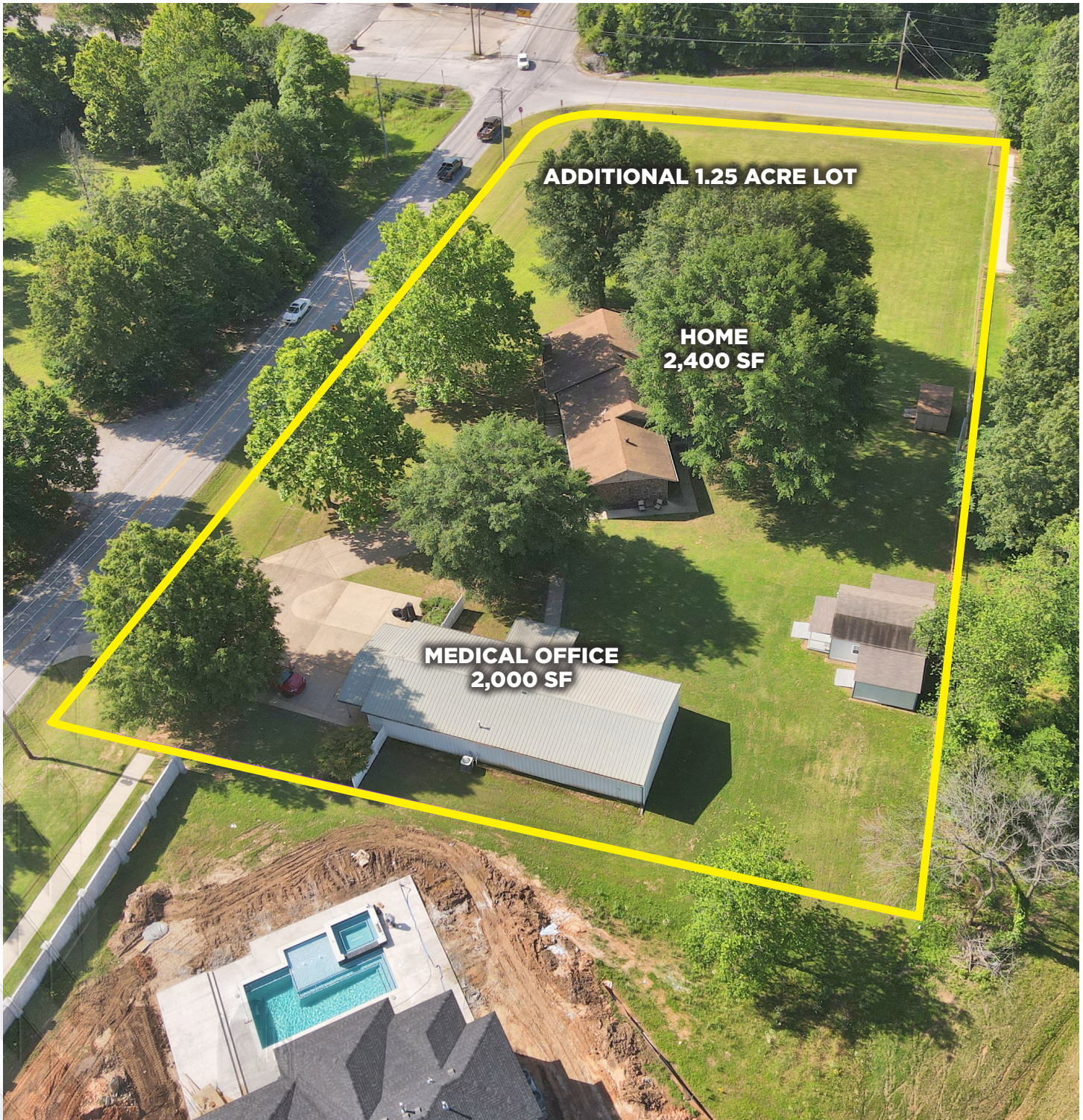


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Total Building Square Footage: 4,400 +/- FS • Total Land Size: 3.75 +/- Acres