

4466 S 74TH E AVE
TULSA, OK

**FOR
SALE**

**T TULSA
I INDUSTRIAL**



*approximate boundary lines

SALE TERMS

- \$2,116,871.00
- 7.5% Cap Rate

PROPERTY FEATURES

- 17,844 SF
- .94 acres
- Multi-tenant
- 10yr Roof Coating
- Central location
- Common Area
- Recent renovations



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Managing member is licensed realtor

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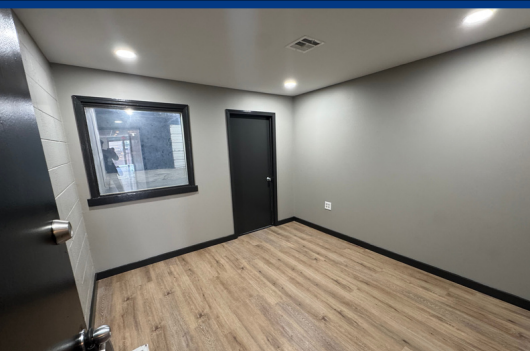
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INVESTMENT HIGHLIGHTS

- 100% Occupied
- Multi-tenant with separate electric and gas
- Multiple fully climate controlled units
- Ideal central location
- Renovated 2023
- Roof Coating 2025



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