

RETAIL FOR SALE & LEASE

# FORMER FUNERAL HOME

4 WEST 41ST STREET, SAND SPRINGS, OK 74063



## FOR SALE & LEASE

**KW COMMERCIAL**

2651 East 21st St. Suite 101  
Tulsa, OK 74114



Each Office Independently Owned and Operated

*PRESENTED BY:*

**JONATHAN GOBBO**

Director

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[jon.gobbo@kwcommercial.com](mailto:jon.gobbo@kwcommercial.com)

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4 WEST 41ST STREET



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# EXECUTIVE SUMMARY

4 WEST 41ST STREET



## OFFERING SUMMARY

<b>PRICE:</b>	\$275,000
<b>BUILDING SF:</b>	4,000
<b>PRICE / SF:</b>	\$68.75
<b>RENTABLE SF:</b>	4,000
<b>LEASE RATE:</b>	\$9 PSF
<b>LEASE TERM:</b>	Modified Gross
<b>LOT SIZE:</b>	9,750 SF
<b>SIGNAGE:</b>	Pole Sign
<b>YEAR BUILT:</b>	1960
<b>ZONING:</b>	CS

## PROPERTY OVERVIEW

Prime Commercial Opportunity: Former Funeral Home for Sale or Lease – Sand Springs, OK

This 4,000 sq. ft. commercial property in south Sand Springs, OK (Prattville) presents a unique opportunity for businesses, churches, or entrepreneurs seeking a flexible space in a high-traffic area. Located on a busy street with over 10,000 cars passing by daily, this property offers excellent visibility, making it ideal for a church, retail space, or even a restaurant conversion.

Originally built in 1960, this property features 4 offices, a good-sized sanctuary, and 2 separate kitchens, providing ample room for a variety of business uses. Its duplex-style design offers flexibility for an owner/occupant to lease out one side of the building, generating additional income while operating their own business.

The property is zoned CS, offering a wide range of permitted Retail uses. With some TLC, this versatile building can be transformed to fit your vision, whether it's reopening as a restaurant, launching a retail business, or establishing a place of worship.

Additionally, the property comes with a large pole sign, providing excellent advertising opportunities for a new business. The combination of flexible space, strategic location, and zoning makes this a standout opportunity in Prattville.

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# PROPERTY PHOTOS

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# LOCATION MAPS

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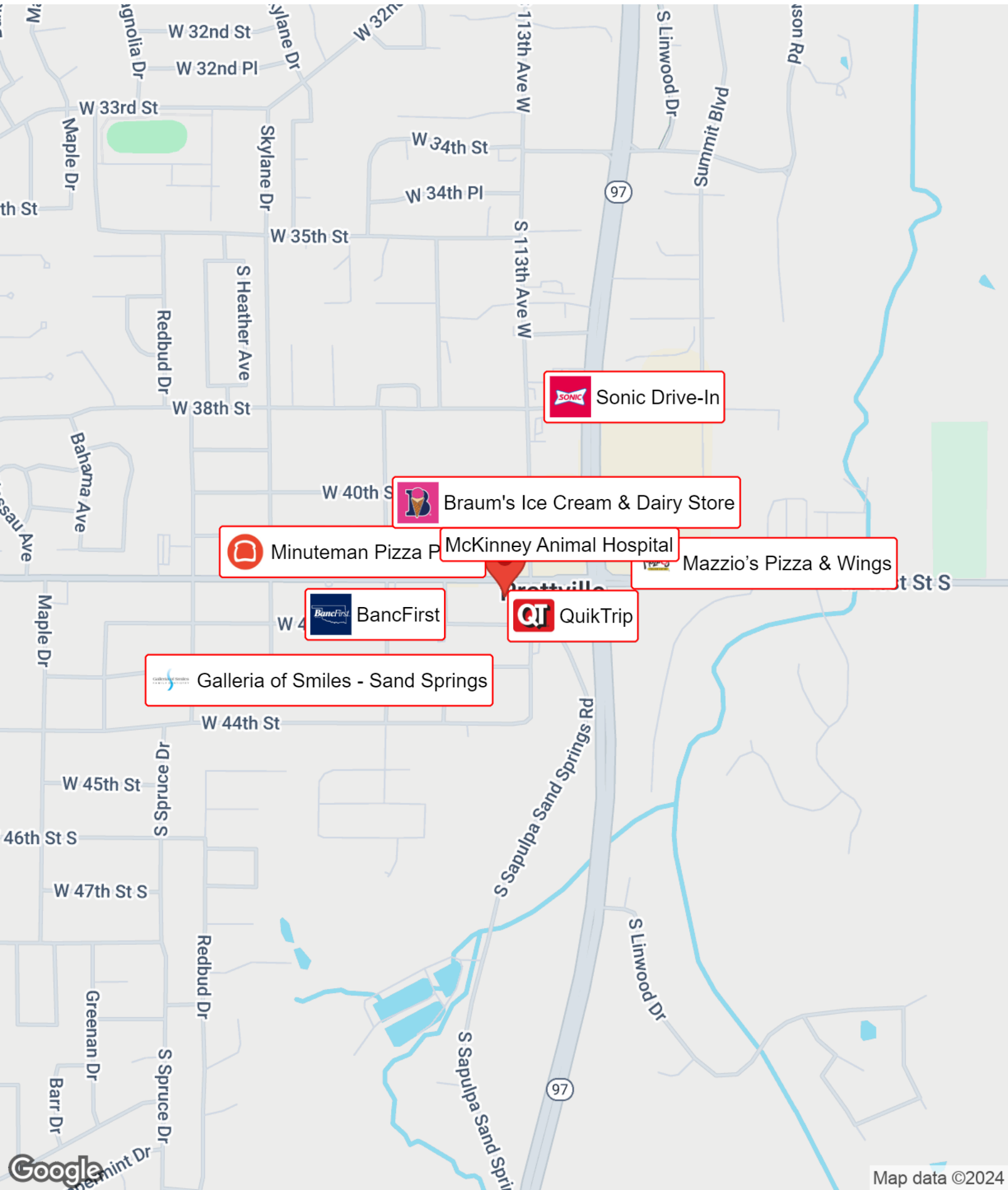
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# BUSINESS MAP


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 Sonic Drive-In

 Braum's Ice Cream & Dairy Store


 Minuteman Pizza P

 McKinney Animal Hospital

 Mazzio's Pizza & Wings

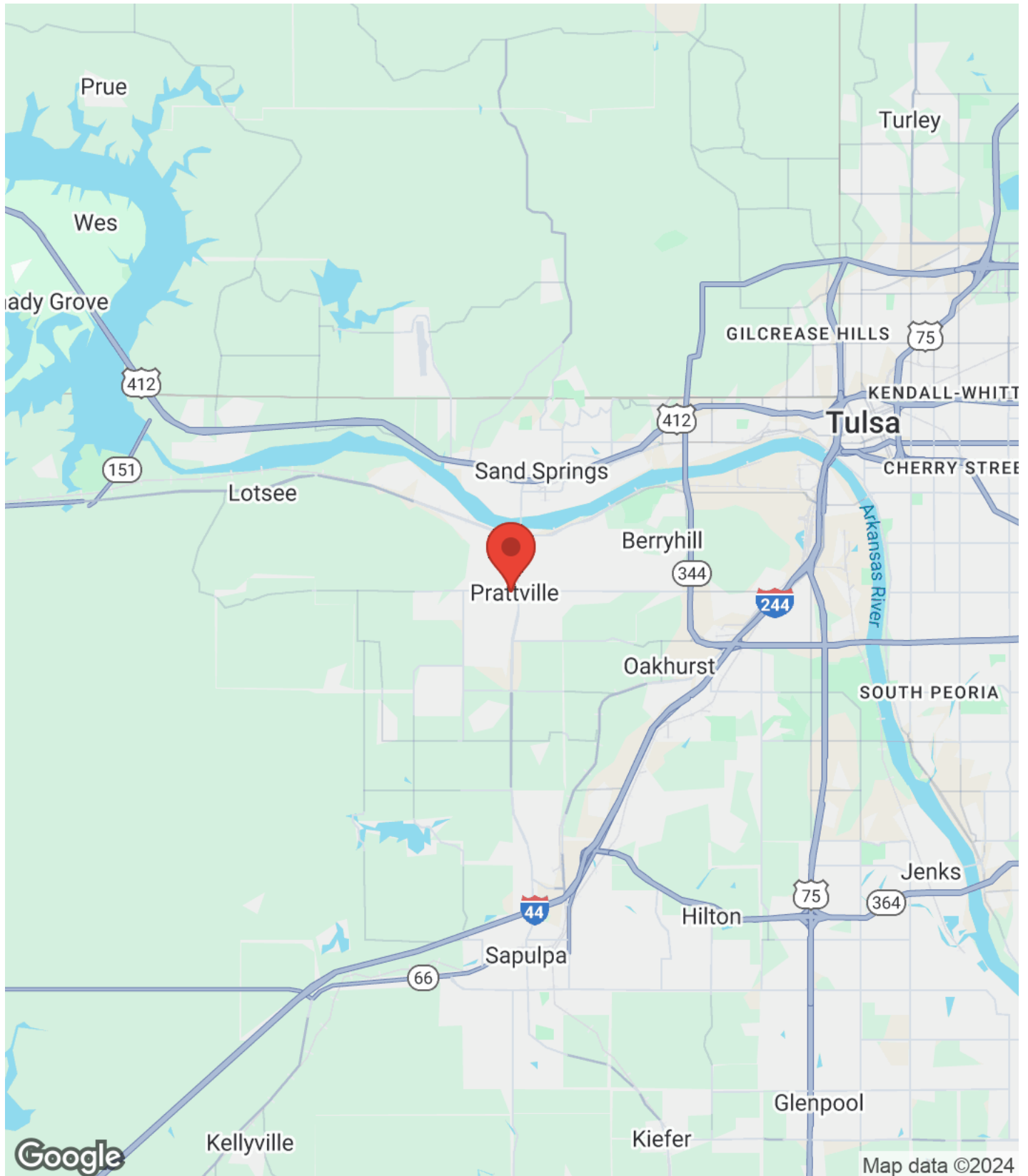
 BancFirst

 QuikTrip

 Galleria of Smiles - Sand Springs

# REGIONAL MAP

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# AERIAL MAP

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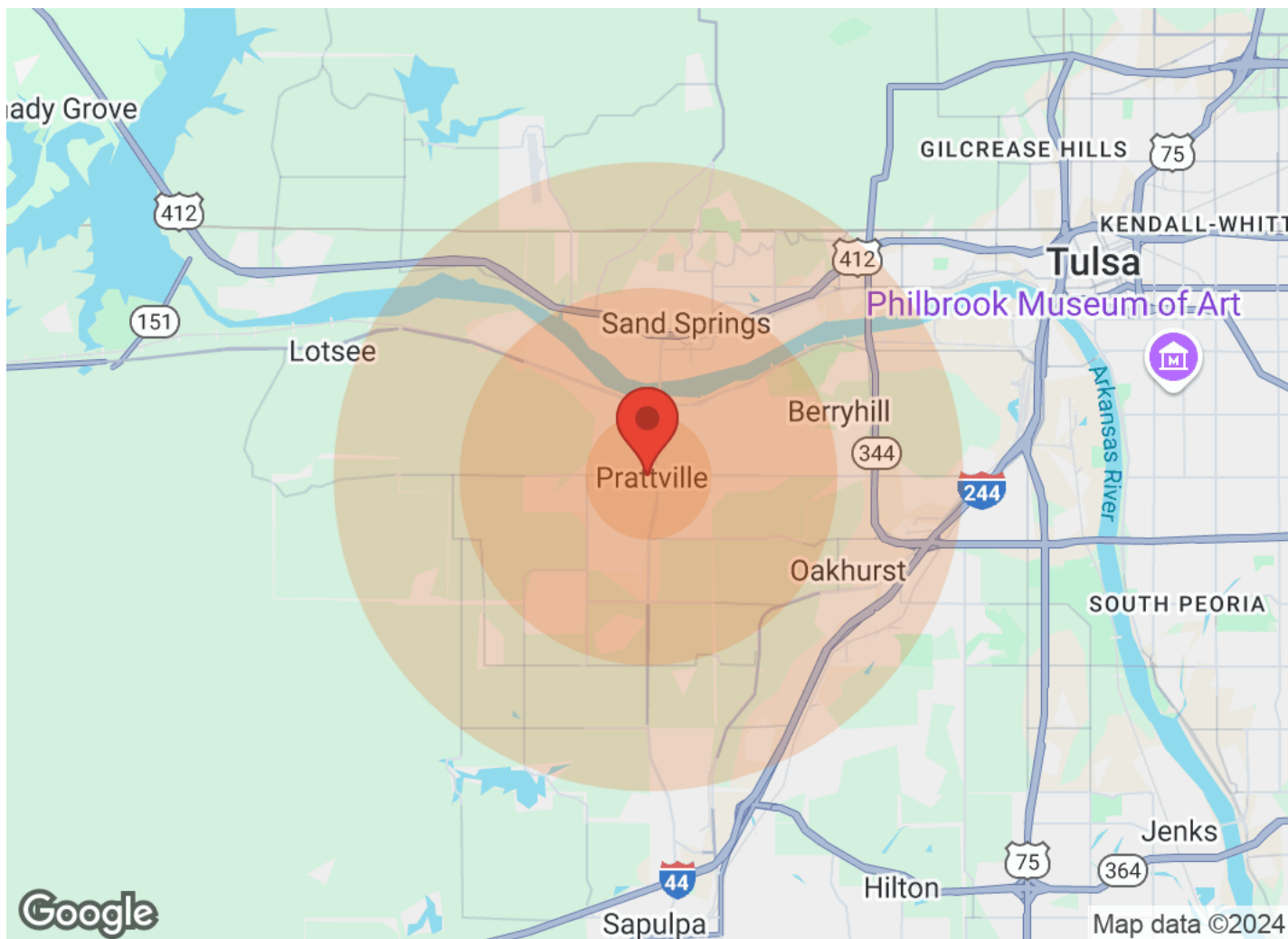
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# DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	2,326	9,562	18,648	Median	\$53,433	\$54,356	\$42,253
Female	2,496	9,905	19,286	< \$15,000	128	673	1,895
Total Population	4,822	19,467	37,934	\$15,000-\$24,999	151	711	1,823
				\$25,000-\$34,999	211	748	1,714
<b>Age</b>				\$35,000-\$49,999	298	1,079	2,314
Ages 0-14	1,014	4,121	8,214	\$50,000-\$74,999	596	1,778	3,248
Ages 15-24	628	2,778	5,511	\$75,000-\$99,999	299	1,056	1,543
Ages 25-54	1,844	7,322	14,295	\$100,000-\$149,999	203	931	1,347
Ages 55-64	547	2,387	4,315	\$150,000-\$199,999	N/A	332	406
Ages 65+	789	2,859	5,599	> \$200,000	8	137	213
				<b>Housing</b>			
<b>Race</b>				Total Units	1,891	7,731	15,670
White	4,355	17,284	32,416	Occupied	1,769	7,113	14,149
Black	3	176	958	Owner Occupied	1,439	5,632	10,100
Am In/AK Nat	289	1,191	2,630	Renter Occupied	330	1,481	4,049
Hawaiian	N/A	N/A	N/A	Vacant	122	618	1,521
Hispanic	78	396	1,047				
Multi-Racial	348	1,630	3,820				

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# PROFESSIONAL BIO

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Jonathan has over 19 years of real estate experience that includes selling & leasing in every sector of commercial real estate. Jonathan served in the United States Marine Corps Reserve where he deployed to Iraq in 2004-2005. Upon his return, he sat for his real estate license and passed the test at 21 years of age. For the first 5 years, Jonathan worked in the residential side of real estate with Keller Williams. In 2010, he sold his first commercial property, a 15 unit condo development on 8 acres on Grand Lake. After that, Jonathan made the transition to only brokering commercial deals and joined KW Commercial. In 2018 he was hired as the Managing Director for Northeast Oklahoma for KW Commercial due to his vast experience in selling or leasing property in every sector of commercial real estate. To date, Jonathan has closed over 100 transactions totaling over \$100+ million worth of real estate.

In the spring of 2019, Jonathan was given the opportunity to be the inaugural Director of Real Estate for the Tulsa Airport Improvement Trust, leading a team in developing airport controlled property while also handling all revenue generating leases (minus the airlines). There he spearheaded the negotiation with Amazon to lease 47 acres from the airport, the largest non-aeronautical development in TAIT history. He was also instrumental in securing two additional concessionaires, one being a COVID testing site during the Pandemic.

At the beginning of 2022, Jonathan left the corporate real estate world at the airport, and once again started brokering deals in the private sector with KW Commercial. He also founded a fund and he and a partner are actively seeking apartment complexes to purchase. They acquired one in the spring of 2022 and Jonathan currently manages said property.

Jonathan resides in Sand Springs with his wife of over 10 years and their two children. He sits on the House Corps Board for the Gamma Delta chapter of Sigma Chi as well as being a Green Country Habitat for Humanity board member. He is an avid Oklahoma State fan, enjoys playing baseball in the local men's league, coaching his kids' sports teams, and loves traveling to Florida with his family.