

7846 E 51ST STREET

TULSA, OK

FRISBIE  LOMBARDI



NNN LEASED PROPERTY FOR SALE

STEAK STUFFERS USA LEASED LOCATION FOR SALE. TENANT HAS BEEN IN PLACE SINCE 2008 WITH CURRENT OPTION EXPIRING SEPTEMBER OF 2028 WITH ONE MORE 5-YEAR EXTENSION IN THEIR LEASE. SITE IS COMPRISED OF ±2,478/SF OF IMPROVEMENTS UPON ±0.47 ACRES.

NEWLY RENOVATED O'REILLY REGIONAL RETAIL OUTLET ADJACENT (±40,772/SF) WITH FRONTAGE ON 51ST STREET SOUTH AND ACCESS FROM TULSA'S BUSIEST CORRIDOR: MEMORIAL DRIVE. PROPERTY IS PRICED AT \$550,000.00 AT A 5.77% CAP RATE.

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