



FOR SALE/OWNER USER OR INVESTMENT OPPORTUNITY

1746 S. Harvard Ave, Tulsa
OK 74112

ASKING PRICE:

\$592,995.00

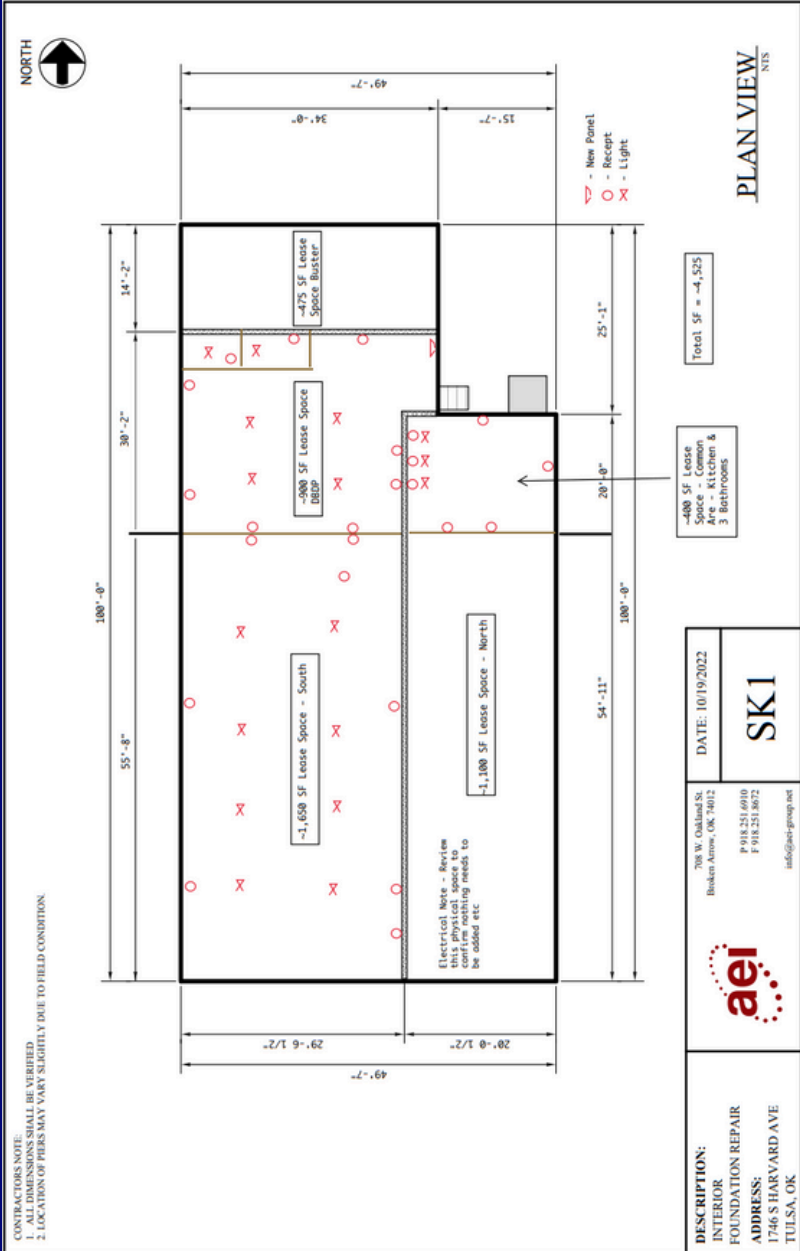
PROPERTY FEATURES:

This building is located in Prime Midtown Tulsa. Building offers street parking on Harvard as well as 5 adjacent spaces. The building also features a newer roof and HVAC system, an existing income-producing tenant, and +/- 2,500 SF of shell space ready for buildout. Commercial zoning allows for a multitude of different uses.

SPECIFICATIONS:

- ✓ Zoned Commercial
- ✓ 4,525 sqft
- ✓ .16 Acres, 6,752 sqft

FLOORPLAN



TRAFFIC COUNTS

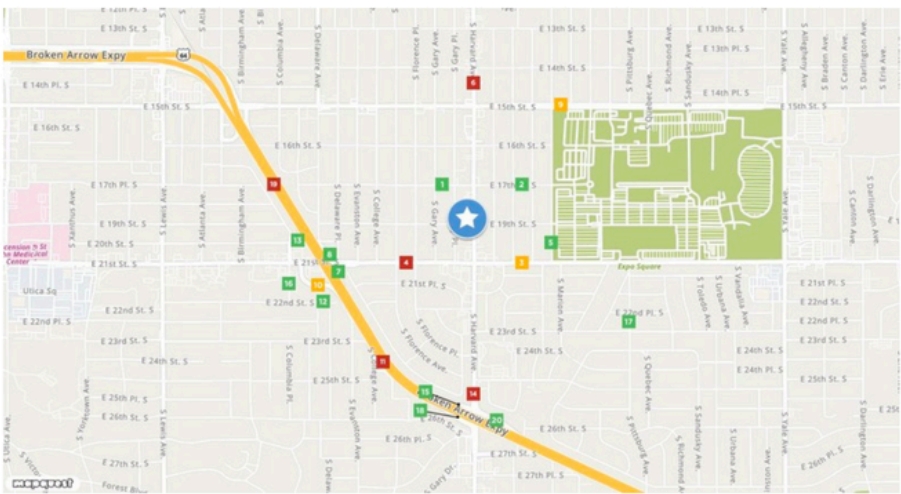
1746 & 1748 S Harvard Ave



Daniels Greer Properties

1202 East 33rd Street, Suite 300 Tulsa, OK 74114 | 918-230-6674

Traffic Counts



1 S Gary Ave Year: 2021 220	2 S Jamestown Ave Year: 2021 190	3 S Jamestown Ave Year: 2021 9,700 Year: 2019 11,300	4 S Florence Pl Year: 2021 10,700 Year: 2019 14,100	5 E 19th St Year: 2021 570
6 South Harvard Avenue E 15th St Year: 2021 13,300 Year: 2017 20,300 Year: 2015 16,200	7 S Delaware Pl Year: 2021 4,700	8 E 21st St S Year: 2021 1,900	9 S Louisville Ave Year: 2021 8,200	10 S Delaware Pl Year: 2021 5,400
11 US 64-OK 51 S Florence Ave Year: 2021 67,300	12 S Delaware Pl Year: 2021 440	13 E 20th St Year: 2021 1,100	14 E 25th St Year: 2021 16,600	15 S Delaware Ct Year: 2021 3,200
16 E 22nd St Year: 2021 1,200	17 E 22nd Pl Year: 2021 1,300 Year: 2019 1,600	18 S 33rd E Ave Year: 2021 2,600	19 Broken Arrow Expressway E 15th Pl Year: 2021 68,200 Year: 2019 94,000 Year: 2018 92,800	20 S Harvard Ct Year: 2021 4,500



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