







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:

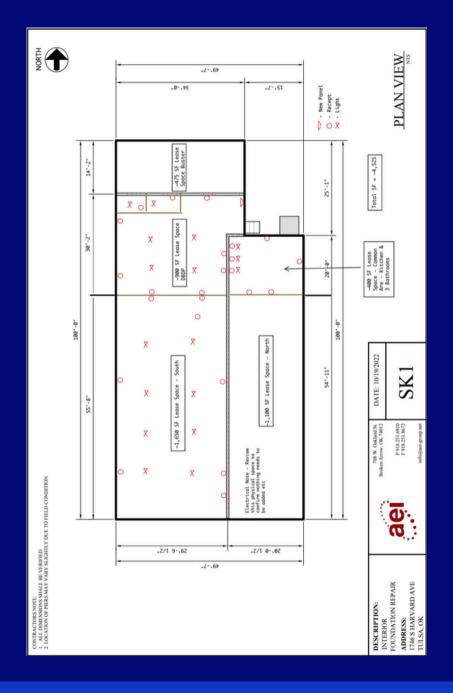
- Zoned Commercial
- ✓ 4,525 sqft
- 🕑 .16 Acres, 6,752 sqft

Cameron Greer

<u>918-527-3674</u>

Danielsgreerrealestate.com

FLOORPLAN



Cameron Greer

TRAFFIC COUNTS

1746 & 1748 S Harvard Ave

DANIELS GREER

Daniels Greer Properties

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

Traffic Counts

Broken Arrow	Ехру	eming f	laware	. Rorence P 5 Gary Ave 5 Gary PL		E 14th SL S	any fa	S PL	nton Ave riington • Ave.
E 14th PL S			het.			S Plat	topues	th PL S	S Can S Dari S Erie
E 16th St. S	E 15th S		Rth St. S		E 15th St. S E 16th St. S E 17th 2 S				s Darii
anthus A	E 19th St. S	danta A	anston /	S Gary J	E 19th St. S	L G I I	ЦЩ	T I	Inglon A
Medicical	oth St. S	5 Au		Ann a		9			2.3
Utica Sq E 22nd Pl. S	E 22nd St. 5	E 22m	1 21940 2 3 10 4 St. S 12	E2141 PL S	E ZBrd SL.S	5 Martion Ave.	2 Lotepara	E 22nd	51. 5 PL 5
	E 23rd St. S E 24th St	.s	E 23rd St. S E 25th St. S	A AND AND A	E 24th	SL.S		E 24th St. S E 24th Pl. S E 25th	
	E 25th Pl, 5 E 26th St. 5		S Evaluation	Ave.		E 26th SL S	5 Sand	S Yale	S Darting
6	E 27th St. S		5 Delaws	E 26th PL.S	E 27th St. S E 27th	PL S	sky Ave. Richmond Av	Ave. E 2007	ton Ave
	and direct								
S Gary Ave	1	S Jamestown Ave	2	S Jamestown Ave	3	S Florence Pl	4	E 19th St	5
	_	S Jamestown Ave Year: 2021	2	S Jamestown Ave Year: 2021 Year: 2019	9,700 11,300	S Florence Pl Year: 2021 Year: 2019	4 10,700 14,100	E 19th St Year: 2021	
/ear: 2021	1 220			Year: 2021 Year:	9,700	Year: 2021	10,700		57
Year: 2021 South Harvard Aven 5 15th St	1 220 nue 6	Year: 2021 S Delaware Pl	190 7	Year: 2021 Year: 2019 E 21st St S	9,700 11,300 8	Year: 2021 Year: 2019 S Louisville Ave	10,700 14,100 9	Year: 2021 S Delaware Pl	57
Year: 2021 South Harvard Aven E 15th St Year: 2021	1 220 100 13,300	Year: 2021	190	Year: 2021 Year: 2019	9,700 11,300	Year: 2021 Year: 2019	10,700 14,100	Year: 2021	57
fear: 2021 South Harvard Aven E 15th St fear: 2021 fear: 2017	1 220 100 13,300 20,300	Year: 2021 S Delaware Pl	190 7	Year: 2021 Year: 2019 E 21st St S	9,700 11,300 8	Year: 2021 Year: 2019 S Louisville Ave	10,700 14,100 9	Year: 2021 S Delaware Pl	57
fear: 2021 South Harvard Aven E 15th St fear: 2021 fear: 2017 fear: 2015	1 220 13,300 20,300 16,200	Year: 2021 S Delaware Pl	190 7 4,700	Year: 2021 Year: 2019 E 21st St S	9,700 11,300 8 1,900	Year: 2021 Year: 2019 S Louisville Ave	10,700 14,100 9 8,200	Year: 2021 S Delaware Pl	57
Fear: 2021 South Harvard Aven E 15th St fear: 2021 /fear: 2017 /fear: 2015 US 64;0K 51	1 220 100 13,300 20,300	Year: 2021 S Delaware Pl	190 7	Year: 2021 Year: 2019 E 21st St S	9,700 11,300 8	Year: 2021 Year: 2019 S Louisville Ave	10,700 14,100 9	Year: 2021 S Delaware Pl	57
S Gary Ave Year: 2021 South Harvard Aven E 15th St Year: 2017 Year: 2015 US 64;0K 51 S Florence Ave Year: 2021	1 220 13,300 20,300 16,200	Year: 2021 S Delaware Pl Year: 2021	190 7 4,700	Year: 2021 Year: 2019 E 21st St S Year: 2021	9,700 11,300 8 1,900	Year: 2021 Year: 2019 S Louisville Ave Year: 2021	10,700 14,100 9 8,200	Year: 2021 S Delaware Pl Year: 2021	57
fear: 2021 South Harvard Aven E 15th St fear: 2021 fear: 2015 JS 64;0K 51 i Florence Ave	1 220 13,300 20,300 16,200	Year: 2021 S Delaware Pl Year: 2021 S Delaware Pl	190 7 4,700 12	Year: 2021 Year: 2019 E 21st St S Year: 2021 E 20th St	9,700 11,300 8 1,900	Year: 2021 Year: 2019 S Louisville Ave Year: 2021 E 25th St	10,700 14,100 9 8,200 14 16,600	Year: 2021 S Delaware Pl Year: 2021 S Delaware Ct	5;
fear: 2021 South Harvard Aven 15th St fear: 2021 Fear: 2015 JS 64:0K 51 Florence Ave fear: 2021	1 220 13,300 20,300 16,200 11 67,300	Year: 2021 S Delaware PI Year: 2021 S Delaware PI Year: 2021 E 22nd PI	190 7 4,700 12 440	Year: 2021 Year: 2019 E 21st St S Year: 2021 E 20th St Year: 2021 S 33rd E Ave	9,700 11,300 8 1,900 13 1,100	Year: 2021 Year: 2019 S Louisville Ave Year: 2021 E 25th St Year: 2021 Broken Arrow Expre E 15th Pl	10,700 14,100 9 8,200 14 16,600 255Way 19	Year: 2021 S Delaware PI Year: 2021 S Delaware Ct Year: 2021 S Harvard Ct	51 5,44 3,20
fear: 2021 South Harvard Aven 15th St fear: 2021 Fear: 2015 JS 64:0K 51 Florence Ave fear: 2021	1 220 13,300 20,300 16,200 11 67,300	Year: 2021 S Delaware PI Year: 2021 S Delaware PI Year: 2021 E 22nd PI Year: 2021	190 7 4,700 12 440 17 1,300	Year: 2021 Year: 2019 E 21st St S Year: 2021 E 20th St Year: 2021	9,700 11,300 8 1,900 13 1,100	Year: 2021 Year: 2019 S Louisville Ave Year: 2021 E 25th St Year: 2021 Broken Arrow Expre E 15th Pl Year: 2021	10,700 14,100 9 8,200 14 16,600 1558way 19 68,200	Year: 2021 S Delaware PI Year: 2021 S Delaware Ct Year: 2021	51 5,44 3,20
fear: 2021 South Harvard Aven E 15th St fear: 2021 fear: 2015 JS 64;0K 51 i Florence Ave	1 220 13,300 20,300 16,200 11 67,300	Year: 2021 S Delaware PI Year: 2021 S Delaware PI Year: 2021 E 22nd PI	190 7 4,700 12 440	Year: 2021 Year: 2019 E 21st St S Year: 2021 E 20th St Year: 2021 S 33rd E Ave	9,700 11,300 8 1,900 13 1,100	Year: 2021 Year: 2019 S Louisville Ave Year: 2021 E 25th St Year: 2021 Broken Arrow Expre E 15th Pl	10,700 14,100 9 8,200 14 16,600 255Way 19	Year: 2021 S Delaware PI Year: 2021 S Delaware Ct Year: 2021 S Harvard Ct	5; 5,4(3,2(