

Nice Office-Retail-Distribution Building



Property Type: Retail-Distribution

Price: \$474,000

Price Notes: Current tenant is leaving

Status: FOR SALE

Address: 3815 NE Tuxedo Blvd.

Area: Just east of Highway 75 next to
Quick Trip and Highland Center

City: Bartlesville, OK 74006

Year Built: 1998

Size: 7,200 Sq. Ft. (80' x 90') includes 2,000 S.F. retail & office area

Building: Engineered steel frame; pitched gable metal roof; stucco front;
concrete parking and loading; covered sidewalk in front

Land: 160' x 210' (.77 acre) plus shared access on two sides
Includes 48' along the west side for extra parking if needed

Features:

- Air-conditioned retail area plus gas heat in warehouse area
- Good visibility from Highway 75, (building is just 350' east)
- OH doors, 12' x 12' drive-in door plus 8' x 12' for side load dock
- Zoned C-5 Commercial; Clear span open design in warehouse
- Owner just completed lot split from Highland Center property

For additional information or showing, call Jim: 918-336-2244, 918-331-5010



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