



FOR SALE

1746 S. Harvard Ave, Tulsa
OK 74112

ASKING PRICE:

\$601,995.00

PROPERTY FEATURES:

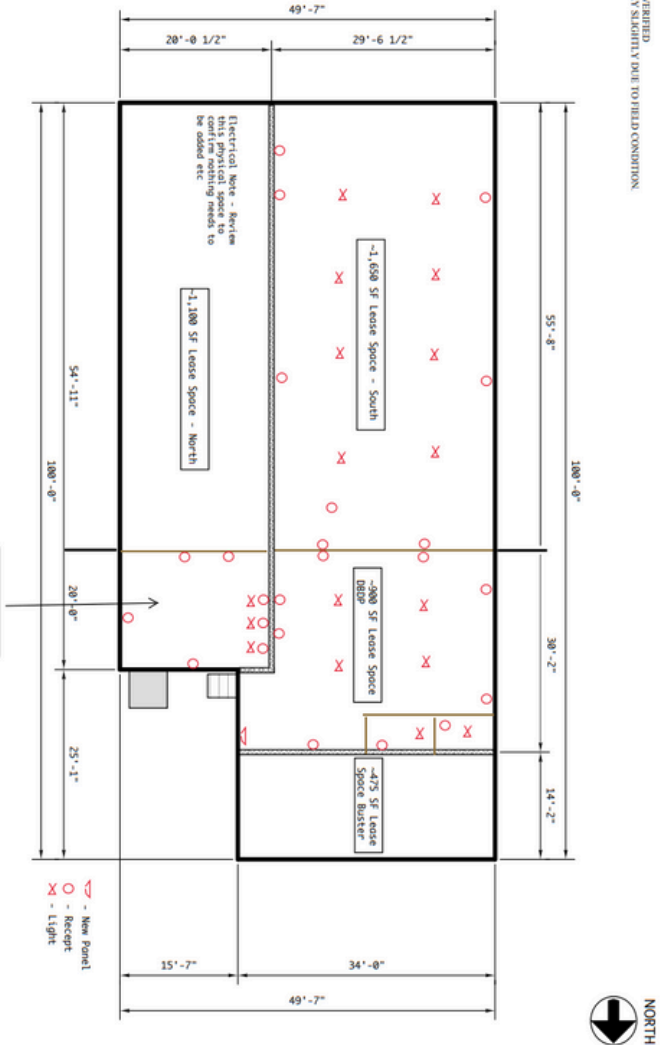
This building is located in Prime Midtown Tulsa. Building offers street parking on Harvard as well as 5 adjacent spaces. The building also features a newer roof and HVAC system, an existing income-producing tenant, and +/- 2,300 sqft of shell space ready for buildout.

SPECIFICATIONS:

- ✓ Zoned Commercial
- ✓ 4,625 sqft
- ✓ .16 Acres, 6,752 sqft

FLOORPLAN

CONTRACTOR NOTE:
 1. ALL DIMENSIONS SHALL BE VERIFIED
 2. LOCATION OF PIERs MAY VARY SLIGHTLY DUE TO FIELD CONDITION.



DESCRIPTION:
 INTERIOR
 FOUNDATION REPAIR
ADDRESS:
 1746 SHARVARD AVE
 TULSA, OK



708 W. Oakland St.
 Broken Arrow, OK 74012
 P 918 251 6910
 F 918 251 8072
 info@aei-group.net

DATE: 10/19/2022
SKI

~400 SF Lease Space - Common Area - Kitchen & 3 Bathrooms

Total SF = ~4,525

PLAN VIEW
 N/S



TRAFFIC COUNTS

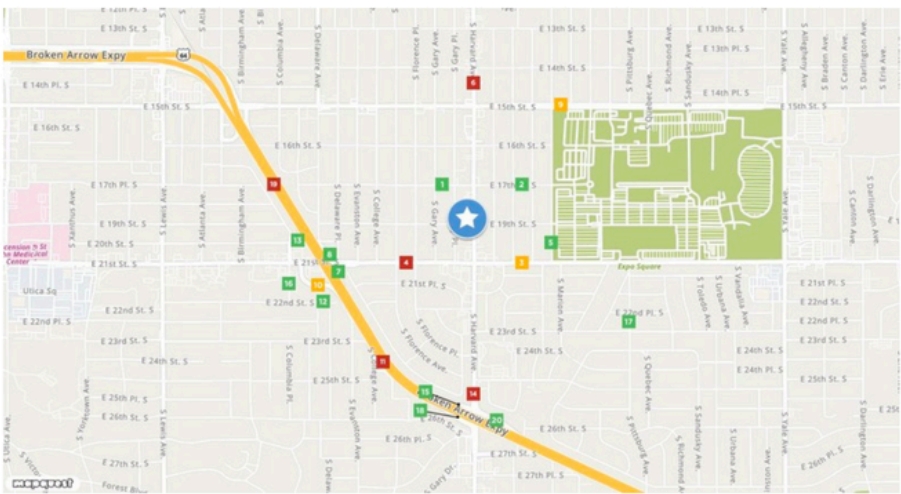
1746 & 1748 S Harvard Ave



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



Cameron Greer
 Cam@danielsgreer.com
 918-527-3674



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advice.