



FOR SALE



LEASE TO PURCHASE

OPTION AVAILABLE

1746 S. Harvard Ave, Tulsa  
OK 74112

**ASKING PRICE:**

**\$601,995.00**

### **PROPERTY FEATURES:**

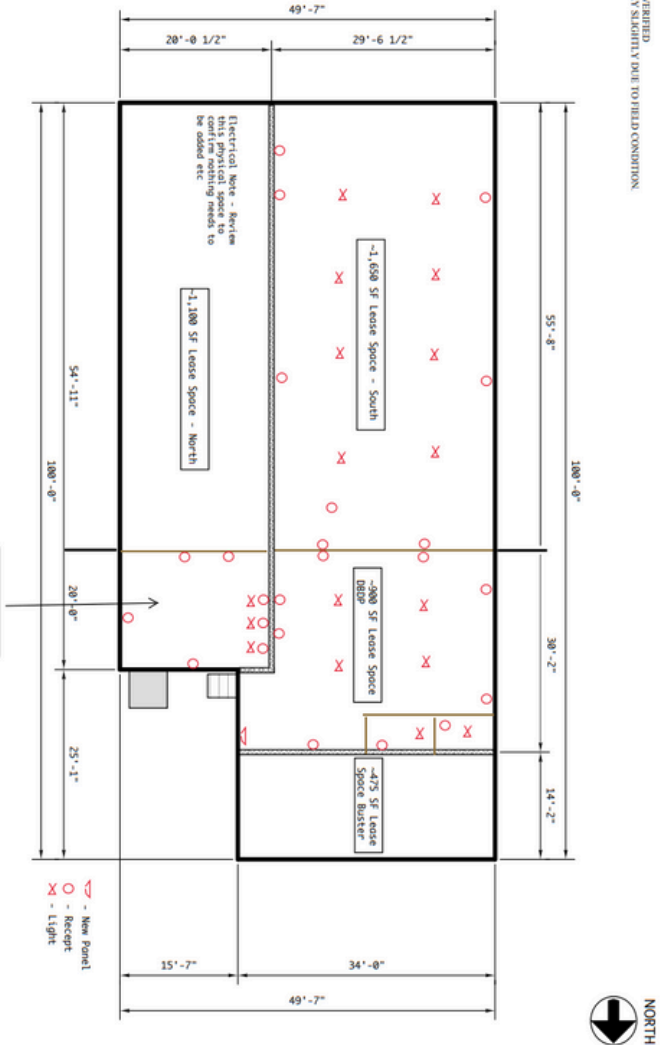
This building is located in Prime Midtown Tulsa. Building offers street parking on Harvard as well as 5 adjacent spaces. The building also features a newer roof and HVAC system, an existing income-producing tenant, and +/- 2,300 sqft of shell space ready for buildout.

### **SPECIFICATIONS:**

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

# FLOORPLAN

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



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

**aei**  
 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

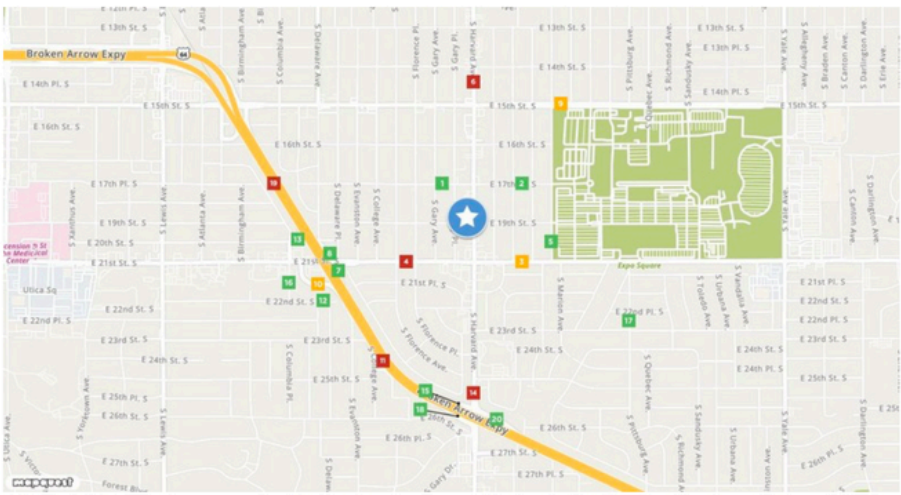
## 1746 & 1748 S Harvard Ave



Daniels Greer Properties

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

### Traffic Counts



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



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

MOODY'S  
 ANALYTICS | Catylist

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.