



JR FULTON & ASSOCIATES, LLC

COMMERCIAL, INDUSTRIAL AND INVESTMENT REAL ESTATE

OFFERED EXCLUSIVELY
BY: PAULA FULTON



TYPE PROPERTY: TWO-TENANT OFFICE / INCOME PROPERTY
OWNER USER OR INVESTMENT PROPERTY

LOCATION: 7301 Comanche Ave.
Warr Acres, OK 73132
(Property is located just ½ block south of NW Expressway behind Long John Silvers Restaurant.
Comanche is appx. ¼ mile east of MacArthur Blvd.)

LAND AREA: .701 Acres (mol) or 30,492 Sq. Ft.

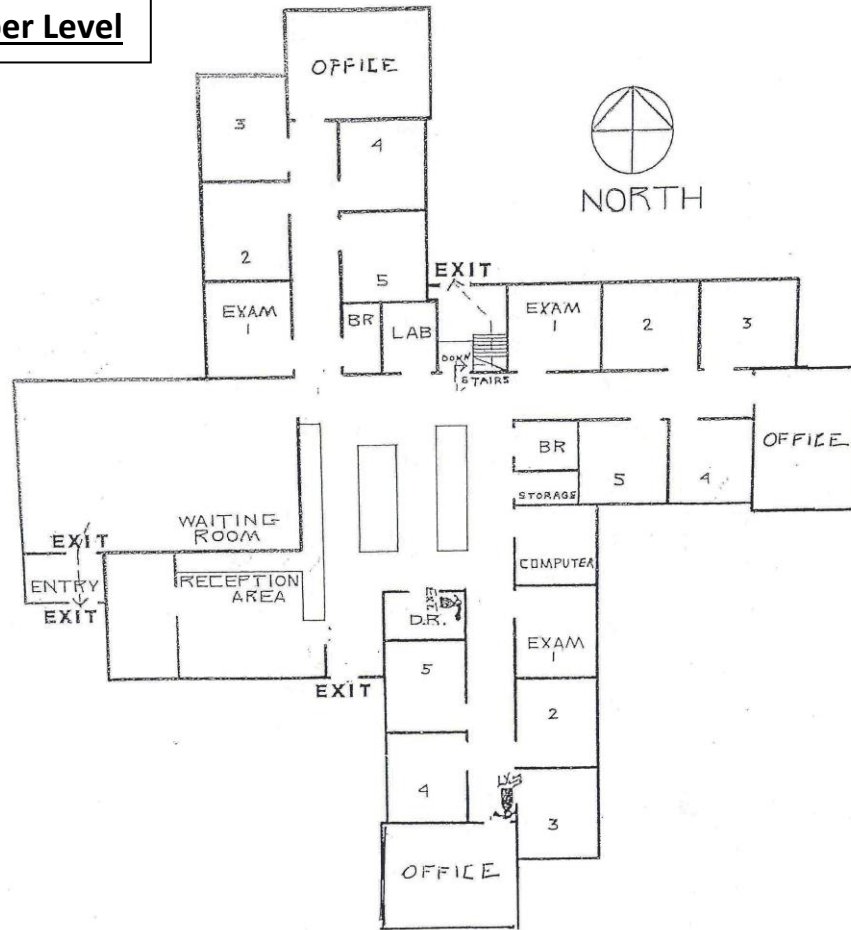
GENERAL INFO: 8,561 S.F. building – Newly Remodeled. HVAC Units installed - 2008
Five Restrooms – 2 Up / 2 Down / 1 Mezzanine (2 ADA)
1st Floor, Lower level tenant has a five year lease, terminates in 2021.
Tenant occupies 4,498 sq. ft.
2nd Floor, Upper level available for new tenant or owner user and contains
4,063 sq. ft. Available July 1, 2017.
Current use has been a medical office, could easily be converted to general
offices.

ADVALOREM TAXES: \$7,428.00 - 2016
Zoned Commercial

SALE PRICE: \$599,000.00

**FOR ADDITIONAL
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Upper Level



Lower Level

