



# JR FULTON & ASSOCIATES, LLC

COMMERCIAL, INDUSTRIAL AND INVESTMENT REAL ESTATE

OFFERED EXCLUSIVELY  
FOR SALE - RAY L WULF  
Cell: 405-308-3480



J R Fulton and Associates is pleased to present the opportunity to acquire this exceptionally well kept and professional office complex. The subject property features several below-market rents that provide upside potential for a new investor at lease expirations. Venture Square Office Complex is located near the progressive intersection of Hwy. 152 and Mustang Road in the heart of Mustang's business and retail district.

**PROPERTY TYPE:** PROFESSIONAL OFFICE COMPLEX

**LOCATION:** 500 N. Financial Terr.  
Mustang, OK 73064

**BUILDING SIZE:** 8,018 Sq. Ft.

**LAND AREA:** 1.46 Acres

**GENERAL:** Built in 1996  
100% Leased

**ZONING:** PUD

**FOR SALE:** \$1,225,000.00

**FOR ADDITIONAL INFORMATION CONTACT:** RAY L WULF

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**#4968**

The information contained herein has either been provided by the property owner or obtained from sources deemed reliable but not guaranteed. Prospective Buyers/Tenants should carefully verify items of income and expense and all other information contained herein. All reference to square footage provided by County Assessor.