

EAST TULSA RESTAURANT WITH DRIVE-THRU FOR SALE



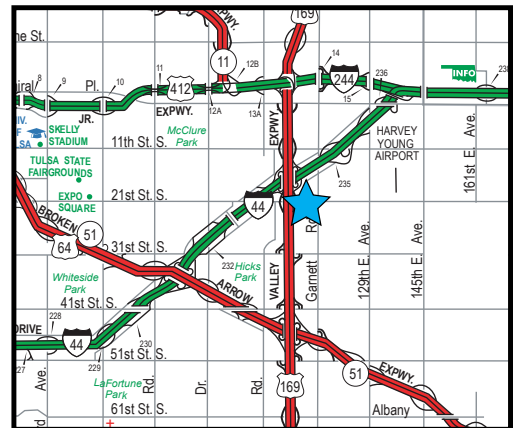
11122 E 21ST ST, TULSA, OK 74129

SIZE

- 3,594 SF Building (per appraiser)
- .87-Acres (37,925 SF)

FEATURES

- Former Pizza Hut Building; 2000 YOC
- Wood frame construction with EFIS Exterior
- Drive thru lane and window
- Off corner location with mutual access
- Zoned "CS" (Commercial Shopping)
- 48 Parking spaces; 14/1,000 SF
- Flood Zoned X - 500 year (outside floor plain)
- Venthoods, wash bay, freezer/cooler included; additional FFE negotiable
- 110± Seating capacity
- Easy Access to  and 
- Building suffered fire damage (early 2026) and will be sold as-is



The information contained herein is believed to be accurate but is not guaranteed as to accuracy and may change or be updated without notice.

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AERIALS



The floor plan illustrates a food service facility with the following areas and dimensions:

- Party Room:** 10' x 19.5'
- Clean Room:** 10.5' x 17'
- WRR (Washing, Rinsing, and Rinsing Room):** 20' x 8'
- MRR (Meat, Poultry, and Seafood Room):** 6' x 8'
- KITCHEN:** Includes a Vent Hood, Order Counter, and Fryers/Hood.
- DINING AREA:** 31' x 41.5' (110± Capacity)
- Prep Area:** 26' x 12'
- Freezer:** 8.5' x 10'
- Cooler:** 12' x 10'
- DRIVE-IN WINDOW:** Located at the bottom center.

EAST 21ST STREET SOUTH

100.0' RIGHT-OF-WAY (PUBLIC STREET)

115.0 LIMITS OF NO ACCESS

CONCRETE PAVING

DRIVEWAY

W.M.

24" RCP

Curb Inlet

12" Water Line (approximate location)

40.0 ACCESS

32.5 LNA

50.0

40.0 ACCESS

LNA

Point of Beginning FOUND 5/8" IRON PIN

W.V.

C.P.

SS

100.0

EAST-205.00

105.0

DRIVEWAY

W.M.

SS

10.0 Easement (as plotted)

"EXIT" Sign

"ENTER" Sign

"PIZZA HUT" Sign

69.79

50.0 Building Line (as plotted)

Sprinkler Control Box

9 11

41.8

30.0

27.0

3.3

3.5

18.2

5.0

4.1

16.8

25.9

41.3

10.0

39.8

12" RCP

Inlet

Clean-out

Grease-Pits

(3) PARKING SPACES

WALK-IN COOLER 40.8

"Drive-Thru" Sign

"Drive-Thru" Speaker

Guard Post

5.0 Easement (as plotted)

S. 0705/30"E - 185.00

5.0

12" COMP

Dumpster Pad

Concrete

1

FOUND MAG. BAR

ASPHALT

WEST-205.00

concrete encroaches 0.5 feet as shown.

SET 3/8" IRON PIN W/CAP

E.T.

Cuy Wire

KFC Restaurant

Owner: Huge American Real Estate, Inc.

Warranty Deed Book 6427 Page 1244

PIZZA HUT

Owner: Arkansas Valley Petroleum, Inc.

Warranty Deed Book 6907 Page 2949

Git "n" Go

Exterior Photos



Drive-Thru



Main Entry



Rear & Drive-Thru

Interior Photos



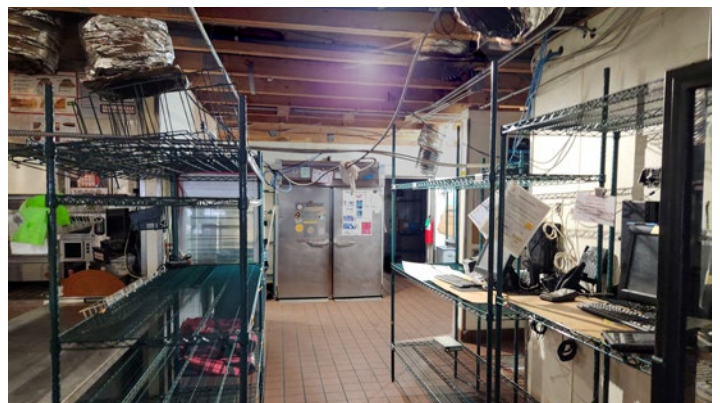
Entry



Dining Area



Front Counter



Kitchen and Walk-in Cooler