

204 S HOMINY AVE.

SKIATOOK, OK

FOR SALE

T TULSA
I INDUSTRIAL



SALE TERMS

- \$720,000.00
- 7.5% Cap Rate
- 5-YR Extension
Nov 2026

PROPERTY FEATURES

- 8,844 SF
- .77 Acres
- 2003 Year Built
- (2) Drive in Doors
- LED Lighting
- 16 Ft Clear Height
- Fully Climate
Controlled



DEREN HUANG

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Managing member is licensed realtor

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INVESTMENT HIGHLIGHTS

- Tenant is H&H Cabinets
- Absolute NNN Lease
- 10+ Years of occupancy
- 5 Year Extension in 2026
- \$54,000 NOI*
- 3% rent increases year on year

*Nov 2026



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