

6310 E 101ST ST
TULSA, OK 74137

PURCHASE PRICE: \$1,609,000.00

*FULL PURCHASE MEMORANDUM
UPON REQUEST*



ICONIC TULSA RESTAURANT
INVESTMENT OPPORTUNITY

 **equitas™**
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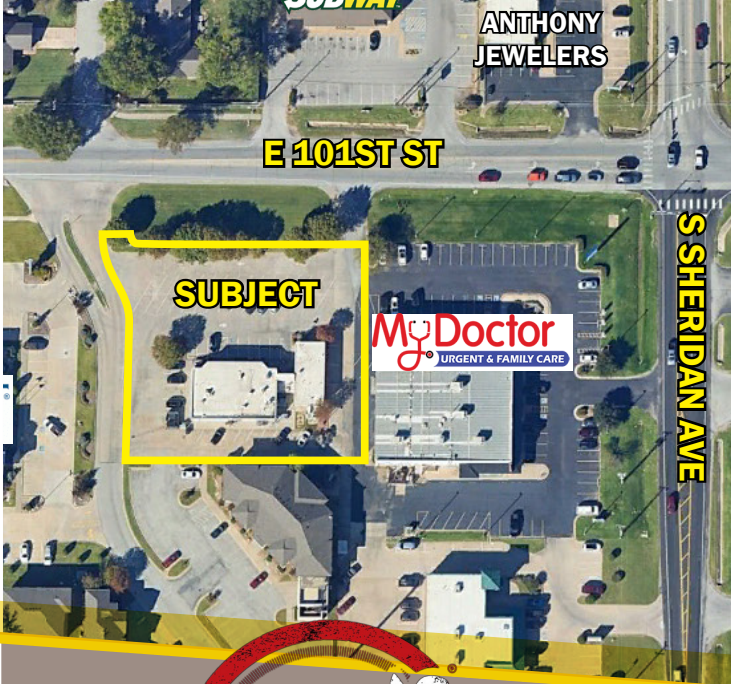
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TRADE AREA MAP



Long-Standing Tenant

Since 2005



Price

Purchase Price:
\$1,509,000.00/6.12% Cap



Building Sizes

4,205 SF ±
2,952 SF Dining/1,253 SF Stg



Land Area

38,864 SF (.89-AC)



Population (3 mi)

80,343 Total
\$143,358 2025 Avg HH Income



Construction

2003 YOC
2005 Remodel
Steel frame, brick ext.



Zoning

PUD 431B with both
RM-1 (Residential Multi) and
CS (Commercial Shopping)



Parking

54 ± Striped Spaces
12.8 Spaces/1,000 SF

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INVESTMENT HIGHLIGHTS