

# 804 S Sheridan Rd, Tulsa OK 74112



- ◆ Wonderful commercial building
- ◆ Excellent location
- ◆ Remodeled with versatile layout
- ◆ Three 16 ft tall overhead doors
- ◆ Three bathrooms (1 double stall)
- ◆ Fenced back and side yards
- ◆ New HVAC roof system
- ◆ Blast area with dust collector
- ◆ 2 gas shop heaters for 2 big areas
- ◆ Bluetooth air compressor
- ◆ New electrical 3 Phase 240amps
- ◆ This property is a great investment, ask me why...

\* Sale Price: **\$1,100,000.00**  
\* Lease per SQFT a month:  
**\$1.05 - \$1.25(3N) - sublease**

Lot sqft: **16,500 (0.38 acres)**  
Building sqft: **9,030 (86x105)**

Zoning: **Commercial**

2025 Tax: **\$5,499.00**

EM: **\$3,500.00**



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REAL ESTATE INVESTMENT  
IS THE KEY

