

# Two Office Buildings For Sale

2001-2009 South Elm Place, Broken Arrow, OK 74012



## OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size Total:	2.14 Acres
Improved:	1.43 Acres
Excess Parking:	.71 Acres
Building Size Total:	18,652 SF
Building 1 Size:	6,912 SF
Building 2 Size:	11,740 SF
Year Built:	1981
Zoning	CS
Address Building 1:	2001 S Elm Pl
Address Building 2:	2005 S Elm Pl

## PROPERTY OVERVIEW

Formerly medical office, these two single-story buildings are available for re-development. Building 1 (6,912 SF) was formerly multi-tenant with 5 tenant spaces. Building 2 (11,740 SF) was a single-tenant space but is easily demised as it contains multiple restrooms. Parking for the property is abundant and there are two monument signs. The property would be sold deed restricted from some specific uses.

Located in a mature residential demographic, the property benefits from area retailers including Wal-Mart grocery, Big Lots and Bank of America. The address is located on South Elm Place (South 161st East Avenue) between Washington Street (East 91st Street) and West New Orleans (East 101st Street) in Broken Arrow, Oklahoma.

## PROPERTY HIGHLIGHTS

- Close proximity to Broken Arrow's New Orleans Square with new infrastructure/redevelopment goals
- Monument Signage
- Zoned CS (General Commercial District)
- Parking – 156 Spaces (8/1,000 SF)

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