

# TURCOTT FINANCIAL CENTER

312 S Johnstone Avenue, Bartlesville, OK 74003



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$349,000
<b>LOT SIZE:</b>	3,500 SF
<b>BUILDING SIZE:</b>	3,363
<b>RENOVATED:</b>	2007
<b>ZONING:</b>	C4
<b>PRICE / SF:</b>	\$103.78

## PROPERTY OVERVIEW

This beautiful, fully renovated Class A Office Building, is located in downtown Bartlesville in the central business district. Located minutes away from Highway 75, between Hwy 60 / Adams Blvd and Frank Phillips Blvd. Across the street from ConocoPhillips Plaza Office Bldg and within 2 blocks of the Washington County Courthouse and City Hall. Features a large reception area, 5 independent offices, kitchenette, and ADA bathroom.

## PROPERTY HIGHLIGHTS

- Class A Office Space
- Fully Renovated in 2007
- New Electric
- New Gas
- New Plumbing
- 5 Independent Offices
- 2 Covered Parking Spaces on Back of Building.
- Dual HVAC Carrier Units
- Communication Links with AT&T, Cableone & BTC
- Security System

**KW COMMERCIAL**  
1740 SE Washington Blvd.  
Bartlesville, OK 74006

**DEAN ROBERTSON**  
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Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

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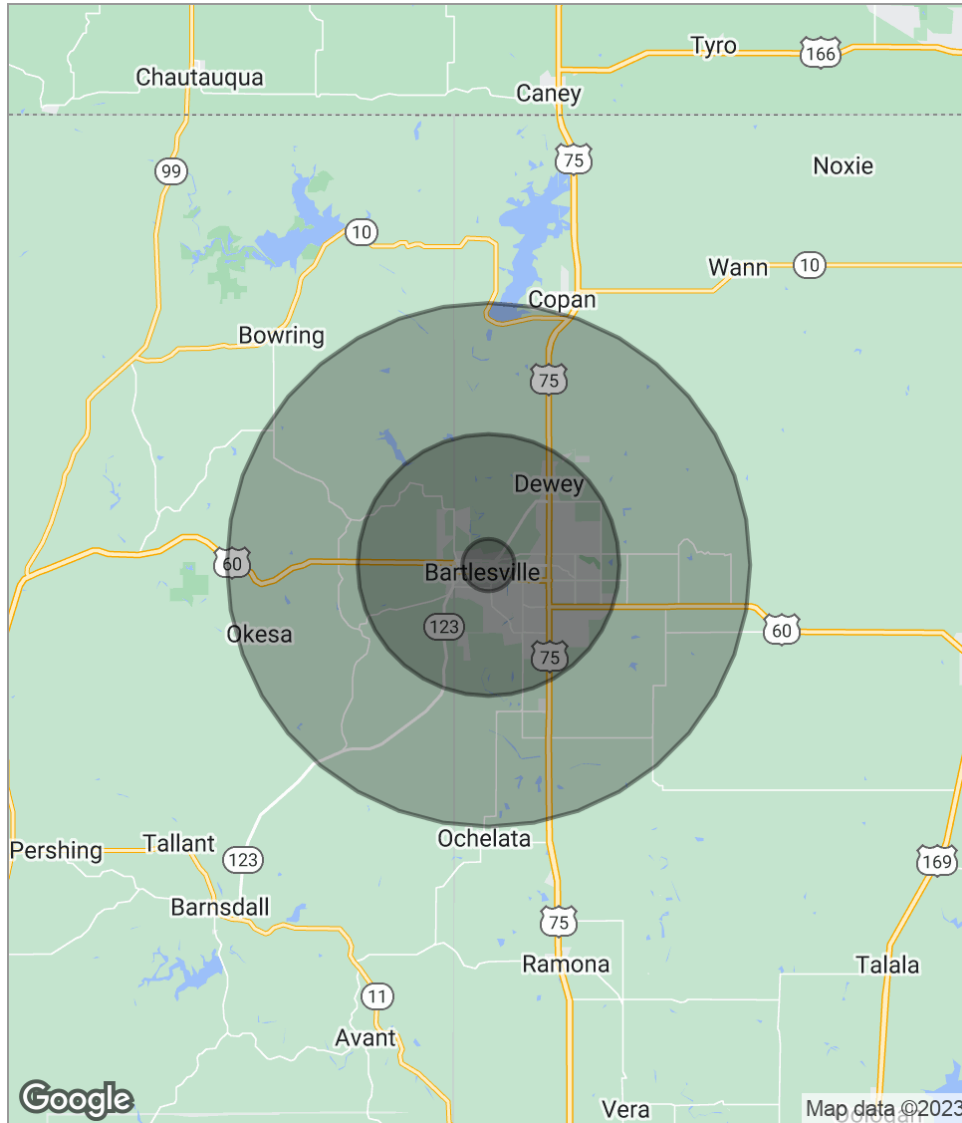
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### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,502	40,733	52,675
Median Age	35.0	39.9	40.7
Median Age (Male)	33.5	37.7	38.7
Median Age (Female)	36.1	42.6	43.0

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,015	17,205	22,377
# Of Persons Per HH	2.2	2.4	2.4
Average HH Income	\$54,879	\$62,884	\$62,366
Average House Value	\$76,483	\$109,972	\$125,303

*\* Demographic data derived from 2020 ACS - US Census*