



# Real Estate Auction

Wednesday, September 24, 2025

STARTS @ 12:01PM



FOR INFO & ONLINE BIDDING: [www.chuppsauction.com](http://www.chuppsauction.com)

## 3 Commercial Properties

**ONSITE  
and ONLINE  
BIDDING!**

### 1) 807 S Xanthus Place • Tulsa, OK

**3-Building Showroom & Warehouse Complex — 16,660 sq ft total!**  
Includes 4,890 sq ft of offices, showroom, restrooms, and kitchen areas, plus 11,770 sq ft of shop/warehouse with multiple overhead doors and several loading docks. **Zoned IM.** Property is fully fenced with two gated entrances and a paved parking lot. Excellent location with endless possibilities — don't miss this opportunity!



**Auction will be held at 807 S. Xanthus Place - Tulsa, OK**

**DIRECTIONS:** From the intersection of Utica Ave & 11th St, take 11th St east to S Xanthus Pl, turn left (North). Watch for signs.



### 2) 2005 E 7th Place • Tulsa, OK

**Corner Lot – Office & Warehouse Facility — 15,573 sq ft total!**  
Includes 5,613 sq ft of office and showroom space with public restrooms, plus 9,960 sq ft of shop/warehouse with overhead doors and a loading dock. **Zoned IM** with fenced storage area and partial perimeter fencing. Corner location with road frontage on E 7th Pl and S Xanthus Ave — excellent access and endless potential!

## OPEN HOUSES

**Thursday, September 11th & 18th from 4 - 6 pm**

**TERMS:** 10% down day of sale, non refundable, close in 30 days, No Buyer Contingencies, 5% Buyers Premium, Absolute Auction, No Reserve!



### 3) 1902 E 7th Place • Tulsa, OK

**2 Warehouse Buildings – 8,302 sq ft total!** Built in 1990 on a 35,146 sq ft lot. **Zoned IM.** Buildings features 8 drive-through/garage doors, full perimeter fencing, and a paved parking lot. Excellent access with road frontage on three sides (E 7th Pl, S Wheeling Ave & E 8th St).

**DALE & MARIA CHUPP**

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# CHUPPS AUCTION & REAL ESTATE

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