

6760 S 78TH EAST AVENUE

6760 S 78TH EAST AVE, TULSA, OK 74133

\$364,900

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Calling all investors! Don't miss this rare opportunity to own an income-producing duplex in the highly sought-after Shadow Mountain area of South Tulsa. Properties like this rarely become available in this established and convenient location. This well-maintained duplex offers a total of 3,116 sqft (CH) and features two spacious units, each with 3 bedrooms, 2 full bathrooms, and a 2-car garage. Both units offer a first-floor primary suite, providing convenience and flexibility for tenants. Each side features a vaulted living room with fireplace, creating a bright and inviting living space.

Garage Count: 2 Car Garage,
Age: 41-50 Years Old,
Flooring: Tile,
Exterior Description: Wood Siding,
Fencing: Fenced Yard,
Flooring: Laminate

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The kitchens include a breakfast nook, ample cabinetry, and inside utility area, making everyday living comfortable and functional. The primary bedroom easily accommodates larger furniture, while two additional upstairs bedrooms each feature two closets and share a full bathroom, offering generous storage and space. Additional highlights include:

- Roof recently passed inspection •
- Both units currently leased, providing immediate cash flow from day one •
- Strong rental potential in a high-demand South Tulsa Looking to expand your investment portfolio? An identical duplex is also available on the same street, offering the opportunity to purchase one or both properties. Conveniently located near 71st Street between Sheridan & Memorial, providing easy access to shopping, dining, schools, and major Tulsa amenities. South Tulsa duplex investment opportunities like this are rare — schedule your showing today!



