

CLIENT HANDOUT



MLS # 135187
Class COMMERCIAL
Type Office
Status ACTIVE
Price \$210,000
Area HENDERSON ISD
Address 1773 S Hwy 79
City Henderson
Present Use Office
Availability Sell
Number of Acres 0.22
Price Per Acre
Number of Units 1

This Listing Information Provided Courtesy of:
SANDY BURNS - CELL: (903) 649-1755
COLDWELL BANKER HOME PLACE REALTY

03/01/2012 11:03 AM



GENERAL INFO

Legal		Water Utilities	city
County	Rusk	Electric Utilities	AEP SWEP
#Bldgs	1	Gas Utilities	
Taxes	2261.70	Rail Y/N	No
YrBlt	1982	Dock Y/N	No
YrRenov		Crane Y/N	No
Const	Brick	OHD Y/N	No
Lot Size	.222	Fence Y/N	No
#Stories	1	Security Y/N	No
GSF	2473	Parking	
RSF		Management \$	
Tenancy		Janitorial \$	
Rent/SF		Road Frontage	
Gross Income		Escrow To	Arnold Abstract
% Leased		Escrow Amt\$	1000
% Showroom		Lease Info/Terms	
% Office	100	Directions	Hwy 79 S between FM 3310 & Walmart
% Warehouse			
% Occupied			
Anchor Tenant			

FEATURES

UTILITIES	City Water, City Sewer, City Electric	CONSTRUCTION	Brick
ROAD/PARKING	City Street, Paved, Sidewalks, Paved Parking	ROOF	Composition, Gutters
PROPERTY DESCRIPTION	Fenced Yard		

REMARKS

Public Remarks Current rental on the right side is \$600 monthly with landlord paying utilities. Right side has 4 offices, 1 bath. Left side has 4 mini offices, 4 large offices, kitchen, living/foyer, and bath.

This information is deemed reliable, but not guaranteed.