

# MOTE & ASSOCIATES, INC

Commercial Real Estate for Southwest Dallas

## For Sale

## Americana Plaza II

515 N. CEDAR RIDGE, DUNCANVILLE

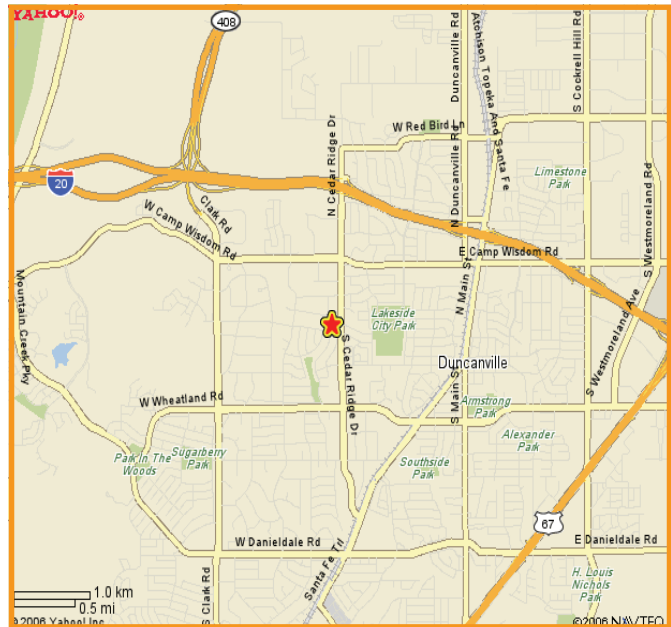


### CLOSE TO:

BANKS  
RETAIL  
RESTAURANTS  
POST OFFICE  
SCHOOLS  
CITY OFFICES

### PROPERTY FEATURES

- 2-Story Building
- 15,218 Square Feet
- Brick & Glass Exterior
- ± 0.964 Acres
- Built 1985
- Roof replaced in 2010
- HVAC: Total of 66 tons of air conditioning available
- Parking: 75 spaces or 1 space per 187 square feet; the parking area is paved with 5 inches of reinforced concrete and has been stabilized.
- Construction: The structural framing consists of metal column, trusses and joists.
- Zoned General Office
- MAPSCO: 62-W
- List Price: \$995,000.00



Offered for sale exclusively by:

**Mote & Associates, Inc.**

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