

MOTE & ASSOCIATES, INC

Commercial Real Estate for Southwest Dallas

For Sale or Lease

Office Building Hwy 67 Frontage

952 N. Hwy 67, Cedar Hill



PRICE: \$562,500
SIZE: 5,516 sq. ft.
LOT SIZE: Approx. 1.38 acres
+/-200' Frontage on Hwy 67 Service Rd.
ZONING: Commercial
LOCATION: Mapsco 71B-Z
NEQ of Hwy 67 & Pleasant Run
Located on N. bound Hwy 67 Service Rd.
YEAR BUILT: 1965
EXCLUSIONS: Mineral Rights

PROPERTY DESCRIPTION:

Two story office building w/ +/-5,516 SF available for sale or lease. Building has 11 offices w/ meeting room and kitchen. Space can be divided and leased together or separate. Full service lease includes utilities, common area maintenance, & common kitchen. Located across from Uptown Village, Target, Best Buy, Holiday Inn, and Inwood Bank.

<u>Suite</u>	<u>Size</u>	<u>Rent</u>	
101/102	+/-510 SF	Leased	Waiting room & 2 office
103	+/-104 SF	Leased	1 Small office
104	+/-228 SF	\$400.00 Month	1 Small office
105	+/-82 SF	Leased	1 Small storage room
106	+/-246 SF	\$400.00 Month	1 Large office w/ wet bar
107/204	+/-1,609 SF	Available for owner/occupant	2 Large rooms, storage
201/202	+/-435 SF	Leased	Waiting room & 1 office
203	+/-386 SF	Leased	2 Offices
205	+/-459 SF	Leased	Waiting room & 1 office



Offered for sale or lease by:

Mote & Associates, Inc.

Contact: Sarah Zafarano

515 N. Cedar Ridge, Suite 9 Duncanville, Texas 75116

972-296-2856 fax 972-709-4170

sarahz@moteandassociates.com

All information has been obtained from a source deemed reliable but is not guaranteed, and broker makes no warranties of any kind with respect to accuracy of such information. All sq. ft./acreage is based on information obtained from county data records. Price subject to change without notice.

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Aerial

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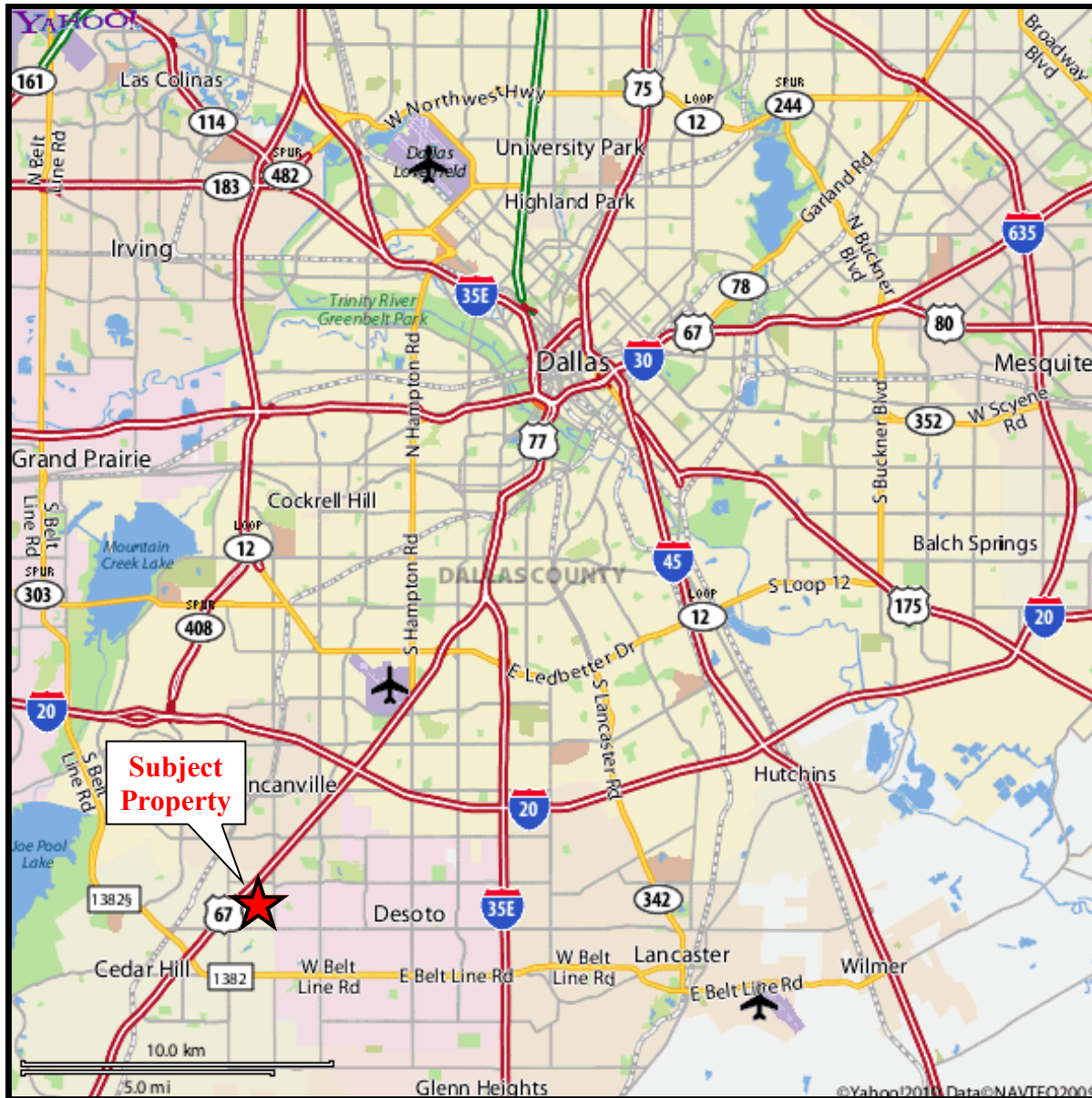
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Map

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