

MOTE & ASSOCIATES, INC

Commercial Real Estate for Southwest Dallas

For Sale

**±3,600 SF
Flex Space**

2607 Sherwood Avenue, Lancaster



SALES PRICE:

\$149,900

ZONING:

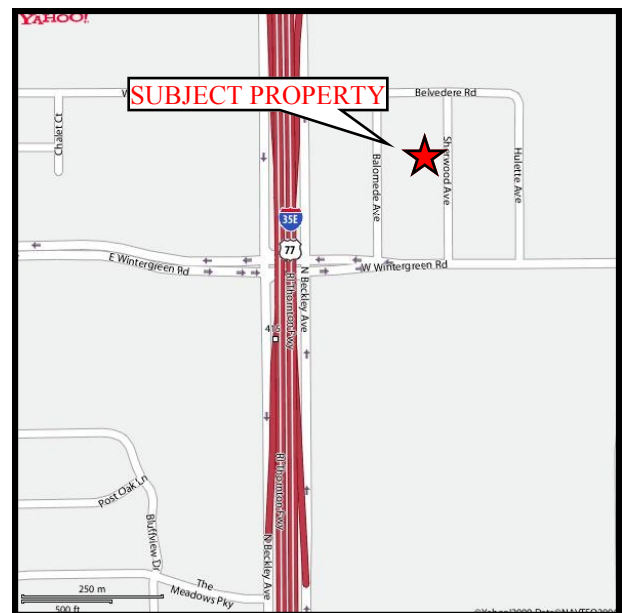
COMMERCIAL
HWY DISTRICT

LOCATION:

MAPSCO 74-R
CLOSE TO I20 & I35

PROPERTY FEATURES:

- ± 3,600 SF MASONRY BUILDING
- UPDATED AND IN GOOD CONDITION
- ± 1,424 SF OFFICE: RECEPTION, 2-3 OFFICE, WORKAREA, STORAGE AND BREAK AREA
- ± .37ACRE LOT
- ± 2,176 SF WAREHOUSE
- 2-12' Wx10'H OVERHEAD DOORS
- YEAR BUILT 1966
- 12' CLEAR HEIGHT
- EXCELLENT LOCATION APPROX. 20 MINUTES FROM DALLAS
- CONCRETE YARD W/ ROOM FOR OUTSIDE STORAGE
- BUYER MUST LEASE OR PURCHASE NEW PROPANE TANK



Offered for sale exclusively 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 square footage/acreage is based on information obtained from county data records. Price subject to change without notice.

2607 Sherwood Avenue, Lancaster



Offered for sale exclusively by:

Mote & Associates, Inc.

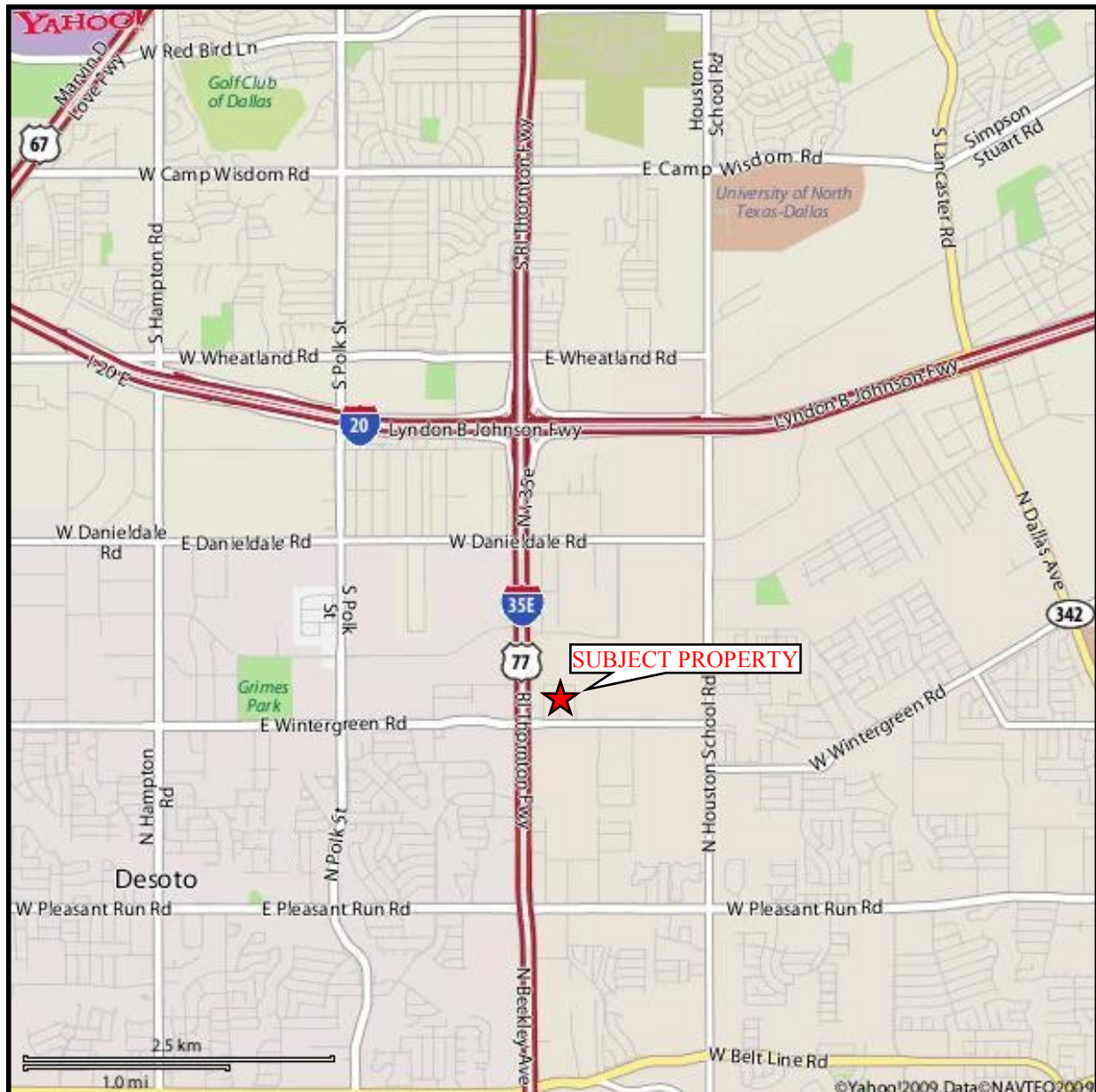
Contact: Sarah Zafarano

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

972-296-2856 • fax 972-709-4170

sarahz@moteandassociates.com

2607 Sherwood Avenue, Lancaster



Offered for sale exclusively 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

MOTE & ASSOCIATES, INC

Commercial Real Estate for Southwest Dallas

For Sale

Pictures

2607 Sherwood Avenue, Lancaster



Reception



Office



Break Room



Yard

Offered for sale exclusively 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 square footage/acreage is based on information obtained from county data records. Price subject to change without notice.