

MOTE & ASSOCIATES, INC

Commercial Real Estate for Southwest Dallas

For Sale

±6,080 SF
Medical Office /Retail

626 W. Wheatland Rd. Duncanville



SALES PRICE:

\$ 450,000.00

ZONING:

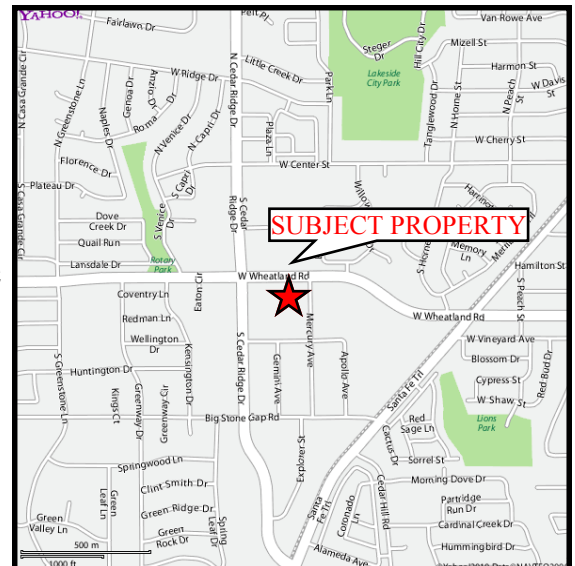
GENERAL OFFICE

LOCATION:

MAPSCO 72-A
EASY ACCESS
FROM I-20
AND HWY 67

PROPERTY FEATURES:

- +/- 6,080 SF MULTI TENANT BUILDING BUILT IN 1984
- INVESTMENT OR OWNER/USER
- INTERIOR WOOD FRAMING W/ CONCRETE BLOCK STUCCO EXTERIOR, FLAT BUILT-UP ROOF, AND CONCRETE SLAB.
- SUITE A +/- 2,000 SF AVAILABLE
- SUITE B +/- 4,080 SF LEASED TO ALLERGY AND ASTHMA CENTER OF DUNCANVILLE
- +/- 205' FRONTAGE ON WHEATLAND RD.
- TRAFFIC COUNT OF 11,757 VPD (SOURCE: DUNCANVILLE TRAFFIC COUNT 2006)
- +/- .6542 ACRE LOT W/ 42 PARKING SPACES
- SEQ OF W. WHEATLAND AND CEDAR RIDGE
- CLOSE TO TOM THUMB, BEALLS, STARBUCKS, AT&T, STERLING BANK, O'REILLY AUTO, CVS, TACO BUENO, ADLI FOOD STORE, AND ADVANTAGE ACADEMY.



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.

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Aerial

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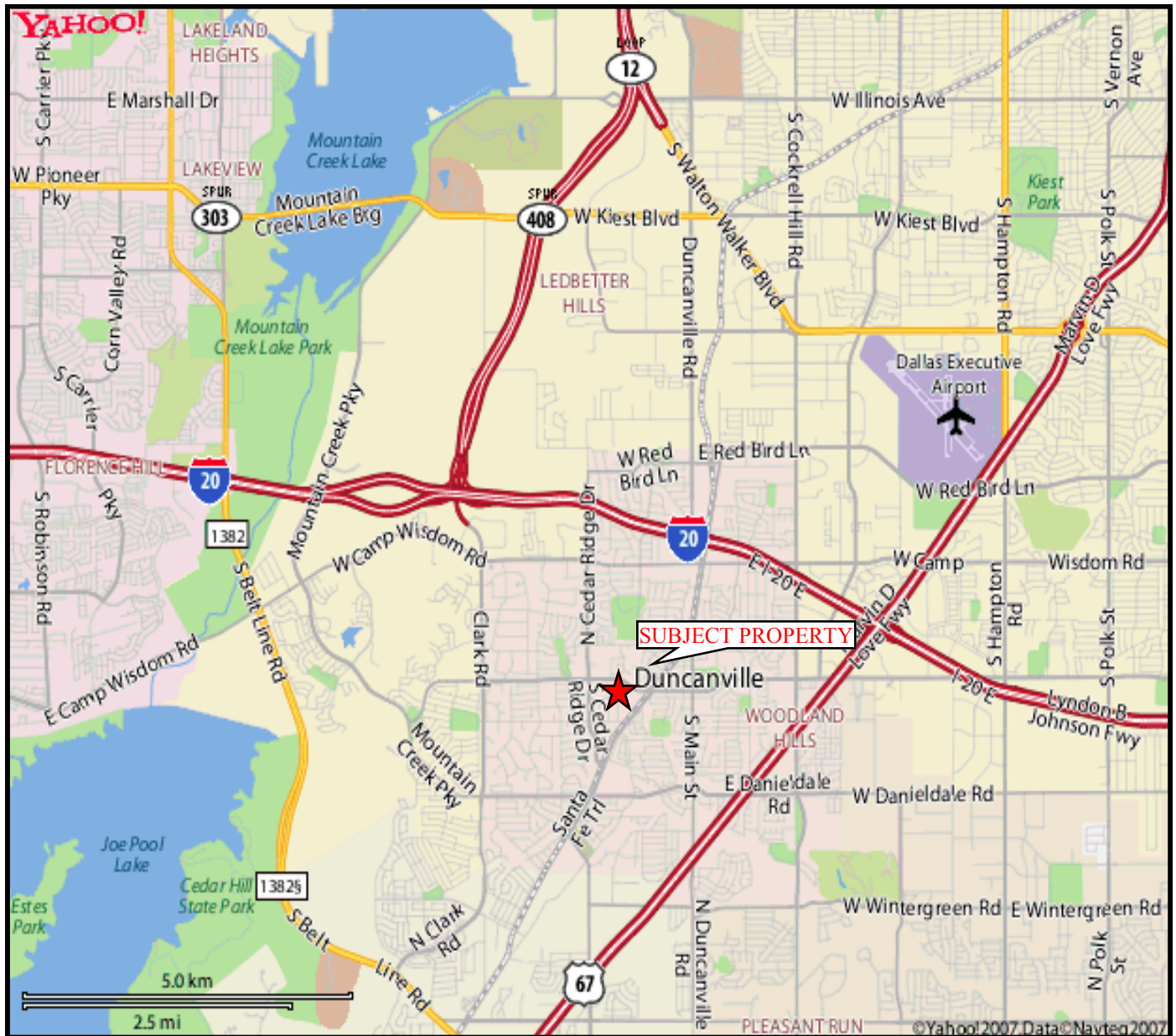
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Map

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For Sale

Pictures

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