

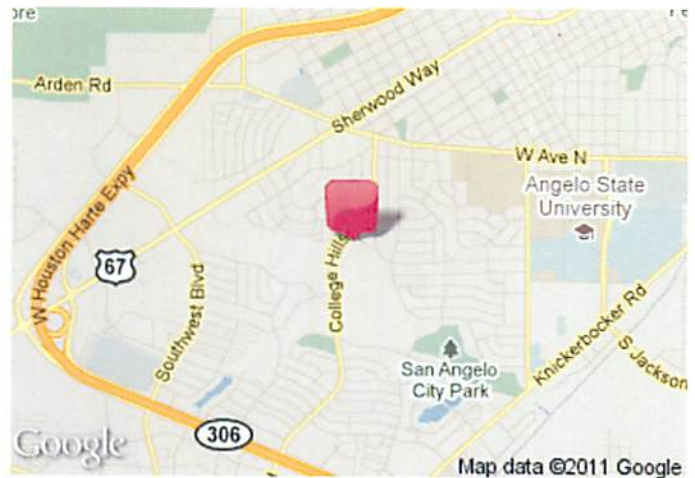
6



Professional Office - Park 2400

2402 College Hills Suite 2, 3, & 4, San Angelo, TX 76904

Listing ID: 2140202
Property Type: Office For Sale
Office Type: Office Building
Sale Price: \$345,000
Unit Price: \$53.49 Per SF
Sale Terms: Cash to Seller, Owner Financing, Other
Nearest MSA: San Angelo
County: Tom Green
Tax ID Number/APN: 06-18500-0053-028-00
Property Use Type: Investment, Vacant/Owner-User
Zoning: General Commercial
Class of Space: Class B
Gross Building Area (GBA): 6,625 SF
Building Size (RSF): 6,450 SF
Road Type: Paved
Property Visibility: Good
Year Built: 1979
Construction/Siding: Brick
Parking Type: Surface



Property Overview

Three separate buildings contiguous on the Northeast side of Park 2400. Two of the buildings are 2,650 sqft and the middle building is 1,325, the rest of the land is parking and there is another pad for additional construction as well as a small warehouse located on the back side of the property. The buildings are different in interior build out but typically contain several offices, restrooms, and reception area. There have been some updates but no major remodeling is required. Ample parking on site and this area is key to professional office environment. Additional information is available on request.

Property Contacts



Brandon K Sanders
Steve Eustis Co
1207 S. Bryant Suite A
San Angelo, TX 76903
3253741105 [M]
3256531489 [O]
brandon@steveeustisrealestate.com