

STATE-THOMAS HISTORICAL DISTRICT



2711 HIBERNIA STREET, DALLAS, TX 75204

COMMERCIAL PROPERTY FOR SALE

Now is your opportunity to own a piece of history! 2711 Hibernia is a 2-story 2,972 Square Foot Jewel in the heart of the venerable State-Thomas Historical District, a 10-street concentration of well-preserved Victorian homes from Dallas' early turn of the Century "North Dallas" development. Today these converted residences are mostly owned and occupied by professional practitioners including attorneys, mental health professionals, insurance agents, beauty & wellness providers and interior designers to name a few among the diversified occupants. The State-Thomas Historical District in Uptown Dallas is located on either side of McKinney Avenue in immediate proximity to restaurants, night clubs, midrise office buildings and various retail establishments.

Tours of 2711 Hibernia street are available by appointment only.

For tours, contact Stuart L. Smith, SIOR at 214-402-3205

Property Type: Single-Tenant Professional Office Building (Converted Residence)

Legal Description: Lot 2A, Block A/561, Heath S. Kasnetz Addition Number 2

City: Dallas, TX, 75204

County/State: Dallas/Texas

Building Size: 2,972 SF

Gross Land Area (Acres): 0.1607

Gross Land Area (SF): 7,000

Zoning: "PD-225" – Planned Development District (State-Thomas Historic District)

Parking: Rear; 6 marked space with 6 street permits

Site Infrastructure: Concrete paved parking and drive, front porch with brick steps and iron railing, electric wood gate, signage, wood fencing and landscaping.

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EXECUTIVE OFFICE

STATE-THOMAS HISTORICAL DISTRICT



BREAK ROOM



CONFERENCE ROOM

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OFFICE #2

2711 HIBERNIA STREET, DALLAS, TX 75204

OFFICE #3



OFFICE #4 (UPSTAIRS)



OFFICE #5 (UPSTAIRS)

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