

3981 Ridgemont Drive, Abilene, Texas 79606

MLS#: 20260931 Active
Property Type: Commercial Sale

[3981 Ridgemont Drive Abilene, TX 79606-2731](#)

LP: \$895,000

SubType: Business



Low LP: \$/Gr SqFt: \$188.34
Subdivision: Curry Park Add
County: Taylor **Lake Name:**
Country: United States
Parcel ID: [36806](#) **Plan Dvlpm:**
Lot: 108 **Block:** B **MultiPrcl:** No **MUD Dst:** Yes
Legal: CURRY PARK ADDN, BLOCK B, LOT 108, REPLAT
Unexmpt Tx: \$17,911

Bldg SF: 4,752/Assessor **Gross SqFt:** 4,752
Yr Built: 1985/Preowned **Zoning:** GC
Apprsr: **Mult Zone:** No
Lot SqFt: 21,344/Assessor **# Units:** 1
Lot Dim: **Acres:** 0.490
Adult Community: No **Will Subdiv:** **#Stories:** 1

General Information

Gross Income: \$0	Leasable SqFt: 4,752	Avg Monthly Lease:
Net Income: \$0	Leasable Space:	Spaces Leased:
Annual Expenses: \$0	Lease Expire Date:	Occupancy Rate:

Features

Building Use: Automotive, Bar/Taverns, Beauty/Barber, Church, Food Service, Medical, Office, Restaurant, Retail, Schools, Wholesale	Ceiling Height: 8 to10 Feet
Inclusions: Building Only, Land & Improvements	Flooring: Carpet, Concrete
Lot Size/Acre: Less Than .5 Acre (not Zero)	Heating: Central, Electric
Topography:	Cooling: Central Air, Electric
Soil:	
Rd Front Desc: City Street, Curbs/Gutters	Owner Pays:
Tenant Pays: Other	Tot Ann Exp Inc:
Foundation: Slab	Lease Desc:
Construction: Brick	Special Notes:
Roof: Tar/Gravel	Possession: Closing/Funding, Subject to Lease
Walls: Texture	
Freight Doors:	
Street/Utilities: Asphalt, City Sewer, City Water, Curbs, Individual Water Meter, MUD Water	
Showing: Go (Appt Svc Only)	
Parking/Garage: Common, Open, Parking Lot, Private	

Remarks

Property Description: ****EXCELLENT LOCATION**** High Traffic Area, 22 Dedicated Parking Spaces. 4,752 sf of office, examination rooms and kennel space. Previous veterinary clinic but can be built out for several types of businesses. Zoned General Commercial. Big Box retailers in the area include, Target, Lowe's, Mall of Abilene and many restaurants.

Public Driving Directions: Off of Clack, on Ridgemont Drive next to Affordacare Clinic.

Agent/Office Information

Lst Ofc: Berkshire Hathaway HS Stovall **Lst Agt:** [Sandra Minnick](#)

Prepared By: Sandra Minnick Berkshire Hathaway HS Stovall on 03/05/2023 22:21