

Grand Prairie Professional Center

200 NORTH CARRIER PARKWAY, GRAND PRAIRIE, TX 75050

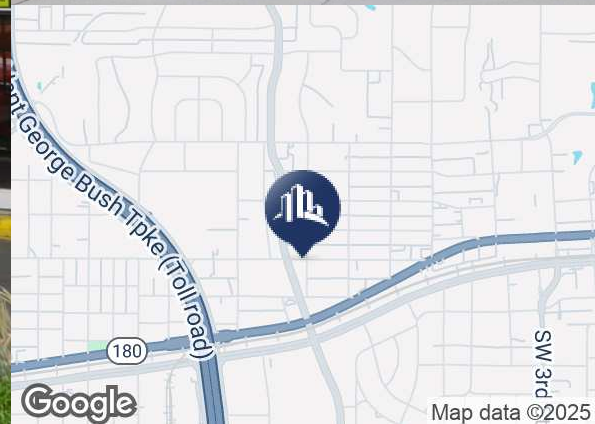
FOR SALE

\$1,700,000

Office Building

PROPERTY FEATURES

- 14,493 SF office building
- Great Cash Flow
- High Occupancy and Low Turnover
- Updated Electric Panel - 600 Amps
- Corner Location, High Visibility
- About 27,000 ADT
- Plenty of Parking Spaces
- Zoning: General Retail (GR)
- 89% Occupancy Rate
- Potential for a 7.5%+ Cap Rate
- Future Redevelopment Possibilities



David A. Collantes

PRINCIPAL BROKER

650.876.0300 x100

david.collantes@sperrycga.com

CalDRE #01095633 | TX #820009

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

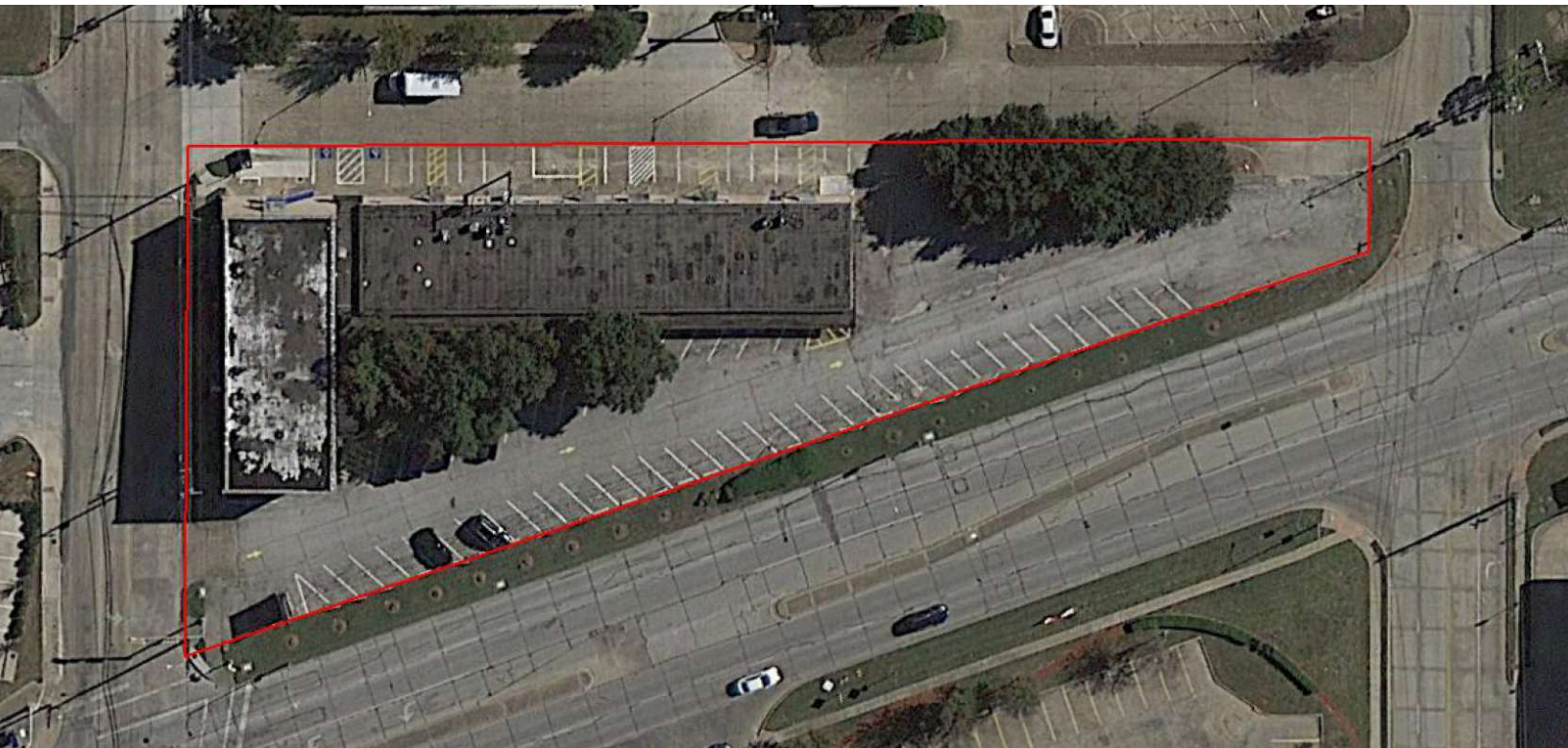
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