

8506 WESLEY, Greenville, Texas 75402

MLS#: 20331091 **\$ Active**
Property Type: Commercial Sale

[8506 WESLEY Greenville, TX 75402](#)
SubType: Office

LP: \$1,990,000
OLP: \$3,500,000

Recent: 08/14/2024 : **DOWN :** \$3,500,000->\$1,990,000



Low LP: \$/Gr SqFt: \$489.18
Subdivision: MATTSON CLINIC
County: Hunt
Country: United States
Parcel ID: [50816](#)
Lot: **Block:**
Legal: S3975 MATTSON CLINIC ADD, BLK 1, LT 1, AC 3.571
Unexempt Tx: \$12,093
Spcl Tax Auth: No
Lake Name:
Plan Dvlpmt:
MultiPrcl: No **MUD Dst:** No
PID:

Bldg SF: 3,628/Assessor **Gross SqFt:** 4,068
Yr Built: 1983/Assessor/Preowned **Zoning:** COMMERCIAL
Apprsr:
Lot SqFt: 86,249/Assessor **Mult Zone:** No
Lot Dim:
Adult Community: No **Will Subdiv:** **# Units:** 1
Acres: 1.980
#Stories: 1

General Information

Gross Income: \$0
Net Income: \$0
Annual Expenses: \$0

Leasable SqFt: 0
Leasable Space:
Lease Expire Date:

Avg Monthly Lease:
Spaces Leased:
Occupancy Rate:

Features

Building Use: Medical, Office
Inclusions: Furniture, Inventory, Land & Improvements, Other
Lot Size/Acre: 1 to < 3 Acres
Topography:
Soil:
Rd Front Desc:
Tenant Pays: None
Foundation: Slab
Construction: Brick
Roof: Spanish Tile
Walls:
Freight Doors:
Street/Utilities: All Weather Road, Asphalt, Cable Available, City Sewer, City Water, Electricity Connected, Individual Water Meter, Sewer Tap Fee Paid, Underground Utilities
Showing: ShowingTime-CSS
Parking/Garage: Asphalt

Ceiling Height: 8 to10 Feet
Flooring: Ceramic Tile, Vinyl, Wood
Heating: Central, Electric
Cooling: Ceiling Fan(s), Central Air, Electric
Owner Pays:
Tot Ann Exp Inc:
Lease Desc:
Special Notes: Aerial Photo
Possession: Closing/Funding

Remarks

Property Description: LOCATION, LOCATION!! Rapidly growing area with over 2500 new homes and businesses! 3628 sq ft Medical Office Building on approx 1.98 acres located conveniently on Wesley St. between I-30 and FM 1570. 10,000 sq. feet of Private parking, recently refinished with Asphalt and striped. ADA Compliant. Current configuration: 31 X 21 Lobby, 27 x 24 Workspace and Reception area, 17 x 13 conference room, 5 offices, 5 bathrooms, 4 Examination Rooms, Laundry, Kitchen, 2 of the offices have plumbing and sinks, therefore could be used as examination rooms as well. This building has been used a Dermatology Office for 40 plus years. All Medical equipment and supplies convey with building. Seller will subdivide property as well. Building includes an attached 2 car carport. Other proposed usage include Business Offices, Hair Salon, Spa, Medical or Rehab clinic, Dentist office, Pet Resort or Grooming. Possibilities are endless!

Excludes: Office Desk and other personal items.
Public Driving Directions: FOLLOW GPS INSTRUCTIONS.
Private Rmks: See Floorplan in Documents. 1.98 acres will be surveyed out of existing 3.571 acres.

Financial Information

Loan Type: Treat As Clear

Bal:
Lender:

Payment:
Orig Date:

2nd Mortg: No

Seller Concessions:

Agent/Office Information

CDOM: 457

DOM: 457

LD: 05/15/2023 **XD:** 12/31/2024

List Type: Exclusive Right To Sell

List Off: [Century 21 First Group \(ERMT01\) 903-455-5852](#)
LO Addr: 2500 IH 30 Greenville, Texas 75402
List Agt: [Lq Marshall \(0592977\) 903-268-3045](#)
LA Email: lqmarshall@netzero.com
LA Website:
Off Web: www.C21FirstGroup.com
Pref Title Co: KINCY SABINE TITLE

LO Fax: 903-455-5855 **Brk Lic:** 0466311
LO Email: larrycraigenglish@gmail.com
LA Cell: **LA Fax:**
LA Othr: **LA/LA2 Texting:** Yes/
LO Sprvs: Craig English (0466311) 903-885-3146
Location: GREENVILLE 903-450-1116

Showing Information

Call: Agent	Appt: (817) 858-0055	Owner Name: DUNNIGAN
Keybox #: 33398220	Keybox Type: Blue BT LE	Seller Type: Standard/Individual
Show Instr: CALL SHOWING-TIME. GO AND SHOW!		
Show Srvc: ShowingTime		
Occupancy: Vacant		
Showing: ShowingTime-CSS		
Surveillance Devices Present: None		
Consent for Visitors to Record: Audio, Video		

Open House:

Prepared By: LQ Marshall Century 21 First Group on 08/14/2024 09:48

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