

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 Lake Name:
Country: United States
Parcel ID: 50816 Plan Dvlpm:
Lot: Block: MultiPrcl: No MUD Dst: No
Legal: S3975 MATTSON CLINIC ADD, BLK 1, LT 1, AC 3.571
Unexmpt Tx: \$12,093
Spcl Tax Auth: No PID:

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

General Information

Gross Income: \$0 Leasable SqFt: 0 Avg Monthly Lease:
Net Income: \$0 Leasable Space: Spaces Leased:
Annual Expenses: \$0 Lease Expire Date: 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 to 10 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: Payment:
Pmt Type: Lender: 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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