

17 S. 1ST STREET
Temple, TX 76501

SPRADLEYPROPERTIES.COM



OFFICE/RETAIL BUILDING FOR SALE

\$4,000,000.00

BUILDING SIZE: +/- 23,393 Square feet (Buyer to verify)

ACRES: +/- 0.910 Acres (Buyer to verify)

ZONING: CA - Central Area

PROPERTY TAXES: \$66,247.00 (BellCAD 2023)

UTILITIES: Electric: Oncor
Water: City of Temple
Sewer: City of Temple

LOCATION: Located downtown Temple.

PARKING: Private off-street/on-street/parking garage

DESCRIPTION: 1st floor 10,545 sf, 2nd floor 6,424 sf, 3rd floor 6,424 sf. Texell Credit Union vacated the space in June 2024. Price Includes furniture & generator and is contingent upon a parking/access agreement for 5 S. 1st Street. The property will be restricted from further use as a credit union other than Texell.



Presented By:
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121 N. 31st Street, Suite C
Temple, TX 76504

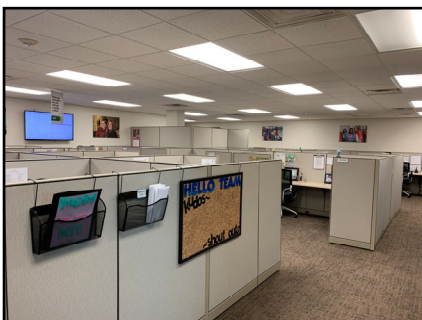
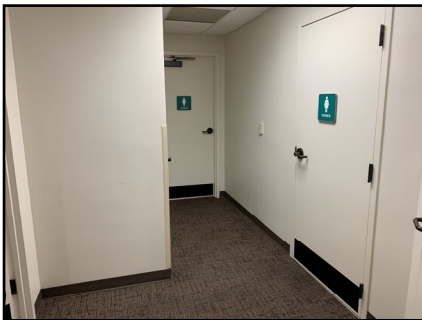
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