



GILLETT COMMERCIAL

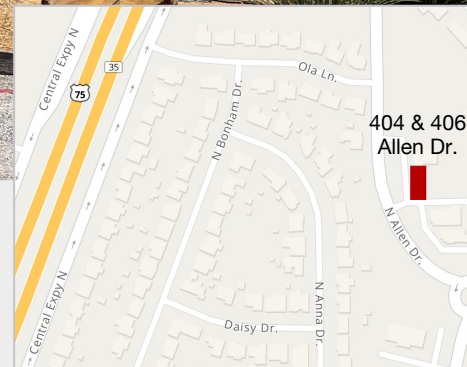
404 & 406 Allen Drive

Allen, Texas Downtown Business District

FOR SALE

2,316 SF | ALLEN, TX 75013 | 972-523-0799

OFFICE | MEDICAL | RETAIL



Rare opportunity to purchase a building in Allen's Central Business District perfect for office, medical or retail use.



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404 & 406 Allen Drive

Allen, Texas Downtown Business District

PROPERTY HIGHLIGHTS

Rare opportunity to purchase an office/medical/retail building in Allen's Central Business District. Located minutes from downtown Allen and Highway 75, this property enjoys excellent visibility along Allen Drive. The lot is oversized offering abundant parking with open green space behind the building. The building is furnished making this a turn-key option for many types of businesses. Why pay rent when you can pay yourself? Owning your property allows for many tax deductions including depreciation, property taxes and mortgage interest. No need to worry about upcoming lease expirations in addition to long-term benefits of passive income following retirement. There are several SBA financing options available allowing for just 10% down.





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404 & 406 Allen Drive

Allen, Texas Downtown Business District

LOCATION INFORMATION

City	Allen, TX
County	Collin
Street Identity	Yes
Road Type	2 Lane
Access	Close Access to Hwy 75
Location	Allen Downtown Business District
Close Shopping	The Villages at Allen

Contact **John Scott** at **972-523-0799** or John@GillettCommercial.com for more details and touring information.

PROPERTY DETAILS

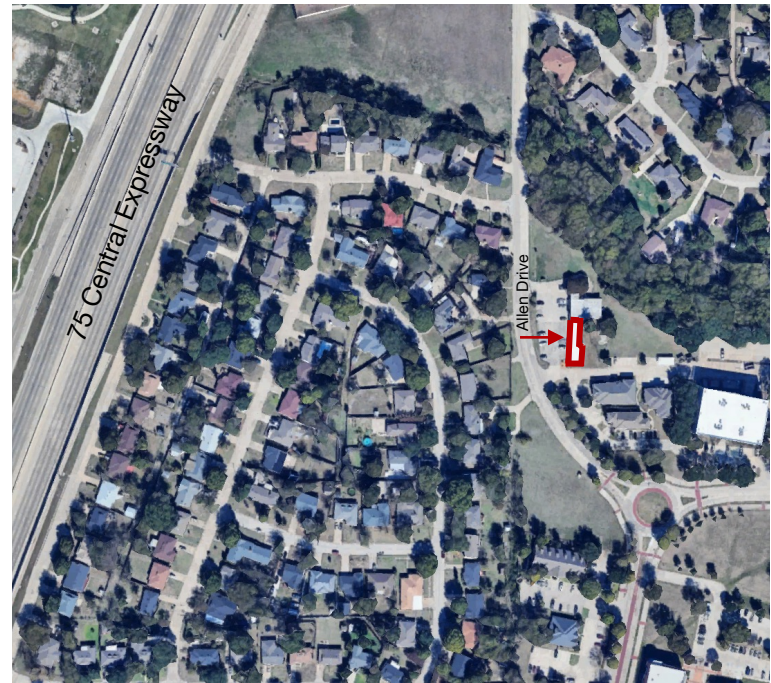
Property Type	Office Medical Retail
Land Parcel	Fee Simple Lot
Construction	Masonry
Building Size	2,316 SF, Divisible to 1,500 & 816 SF
Entrances	2
Rear Exits	3
Addresses	2 – 404 & 406 Allen Drive
Parking Spots	16 Exclusive
Lot Size	.46 Acre
City Sewer	Yes
Lot Frontage	118 Linear Feet
HVAC	Yes
Furniture	Yes, can be part of purchase
Updates	404 has been recently remodeled



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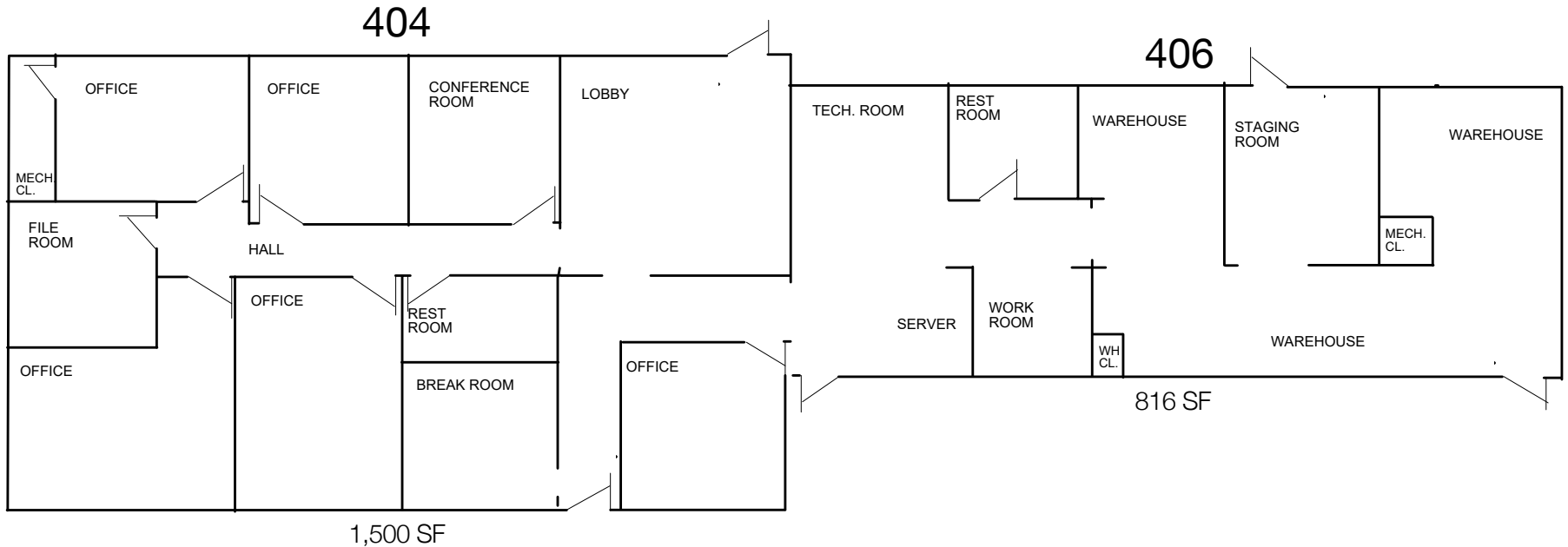




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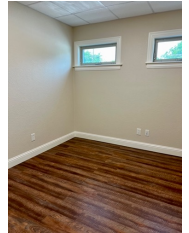
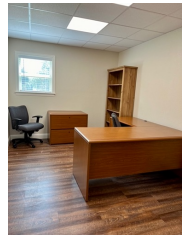
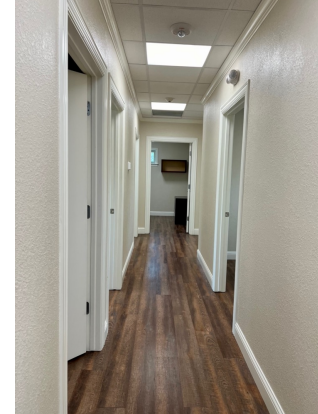


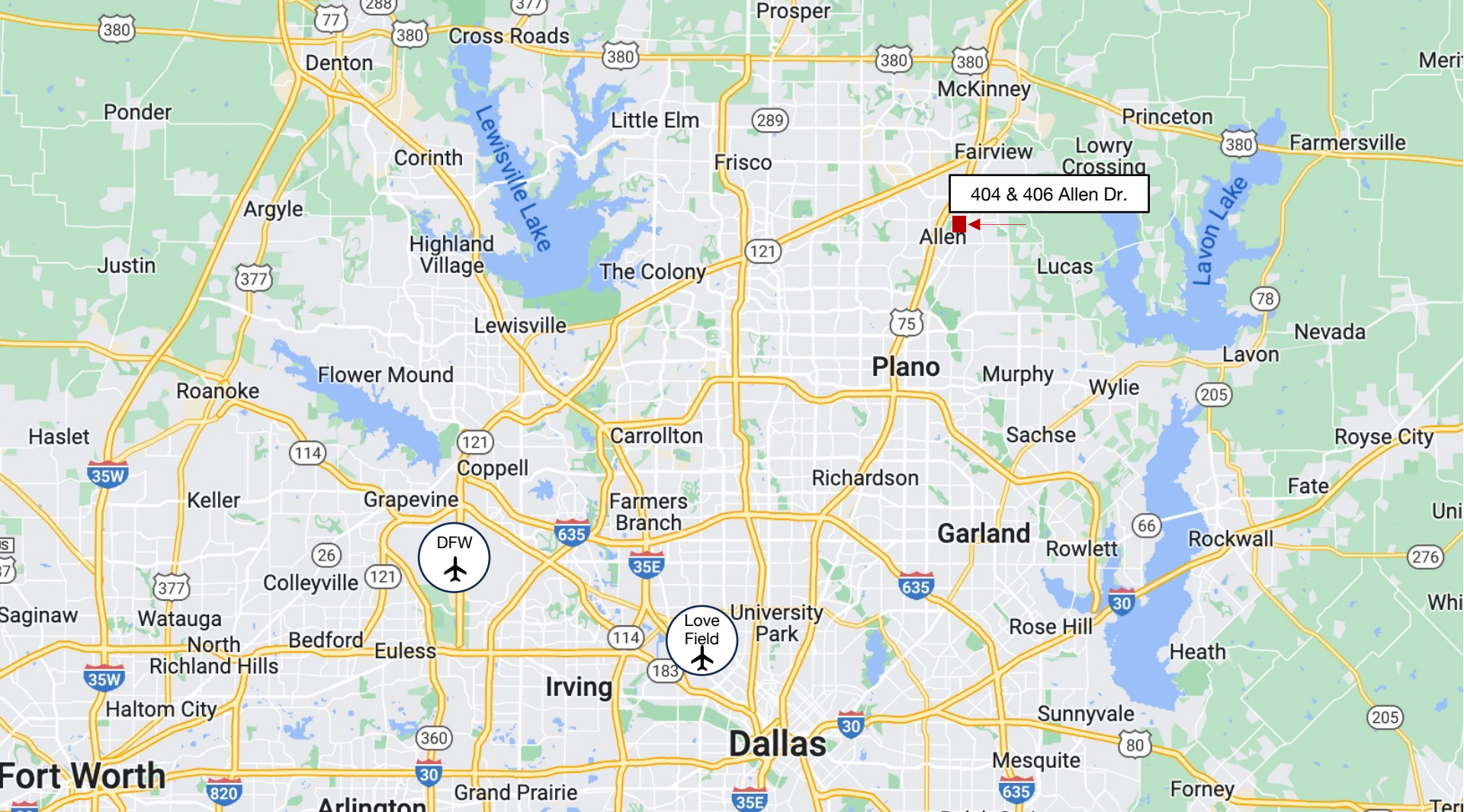


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404 & 406 Allen Drive

Allen, Texas Downtown Business District





404 & 406 Allen Dr.

JOHN SCOTT
972-523-0799



GILLETT COMMERCIAL

BUCKY GILLETT
949-422-7227

FOR SALE | 2,316 TOTAL SF | ALLEN, TX 75013 | 972-523-0799

INFORMATION ABOUT BROKERAGE SERVICES LINK
<https://www.trec.texas.gov/forms/information-about-brokerage-services>