

MLS #: CO121723A (Active) List Price: \$350,000

303 W Harris Ave San Angelo, TX 76903



Age: More than 50 Years
Construction: Brick
Location: Corner Lot, Downtown Area, Free Standing
SqFt: 2,056

Area: E
Addition: San Angelo
County: Tom Green
Building Rent:
Monthly Rent:
Remaining Lse Term:

Lot Size: See Legal

Lot: See legal

Block: Legal

Section: Legal

Parking Spaces: 0

Gross Income: 0

Insurance Amount: 0

Water Main Size:

Gas Main Size:

Sewer Main Size:

Current Use: Professional Offices

Projected Use: Office

Roofing: Membrane
Walls: Sheet Rock, Other-See Remarks
Floors: Tile
Parking: Parking Lot, Paved
Traffic Count: Over 15,000
Type Business: Professional/Office
Miscellaneous: Other-See Remarks
Ceiling Height: 8-10 ft, Other-See Remarks
Dock: No Dock
Door Size: 9 ft High

Land Status: Other-See Remarks
Heating: Central Forced Electric
Cooling: Central Electric
Utilities Available: Water Connected, Sewer Connected, Electricity Connected
Services Included in Rent: Other
Road Frontage/Type: City Street
Documents on File: Other-See Remarks
Terms/Negotiable: Other-See Remarks

Legal: 303 W Harris Ave Condo, Unit 1 0.21557% ownership of "303 W Harris Ave Condo"

Directions: From the Houston Harte Expressway, go south on Bryant. Turn left on Harris. Building is across from First Title to the east, and Schlotsky's to the north. Parking is on west and south side of building.

Remarks: Wow! New \$350,000 price is 10% discount off original listing! Updated professional office building. Suite 1 includes three offices at Harris Ave. & Koenigheim St., in downtown San Angelo, 3 hours west of Austin. Amenities include a dedicated waiting room, reception desk, break room plus large open area suitable for a conference room, cubicles or group work area.. Suite 1 is 2,056 square feet, per appraisal district. It accounts for 21.55% of the total building. A recent remodel included tile flooring and paint. New Trane HVAC units in 2024. Traffic count on Koenigheim exceeds 70,000 cars/day according to the City. Parking accessible from both Koenigheim St. and Harris Ave. The building is currently occupied and producing significant cash flow. Close proximity to Houston Harte Expressway, restaurants, Shannon medical, County and City offices. Ideal for health, legal, financial, insurance, technology and professional service providers. Please request a private showing, 325-757-1303.

Office Name: NextHome Centurion Realty (#:264)

Agent Name: Bruce Partain (#:811)

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Information Herein Deemed Reliable but Not Guaranteed