

Office ★ SALE

LanCarteCRE.com

814 PENNSYLVANIA AVE FORT WORTH, TX 76104

REDUCED PRICE



LANCARTE
COMMERCIAL

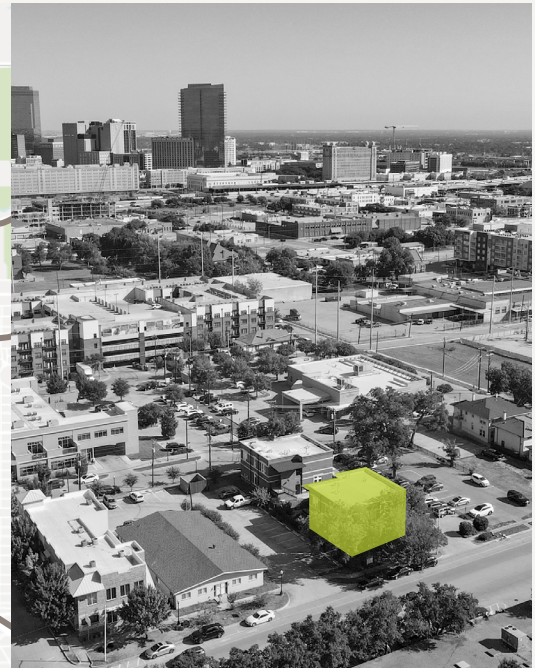
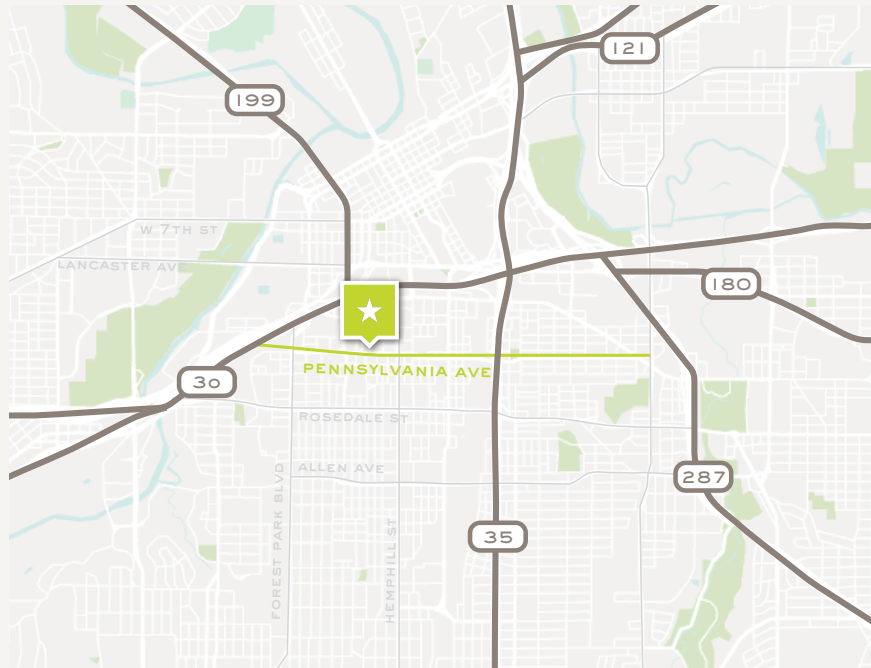
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PROPERTY FEATURES

- +/- 3,522 SF Total of Mixed Use Space
- +/-0.20 AC
- Built in 2005
- First Floor Office Space Includes: Reception area, break room/ kitchen, conference room, open and private office
- Second Floor Apartment Space Includes: Two separate units with kitchen, living room, bath, bedroom, dining room
 - 2nd floor can be converted into office space

INVESTMENT OVERVIEW

- Tenant 1: Lease rate \$1,400/mo for a 900 SF apartment space
 - Tenant 2: Lease rate \$1,400/mo for a 900 SF apartment space
- * Each tenant is on a short term lease

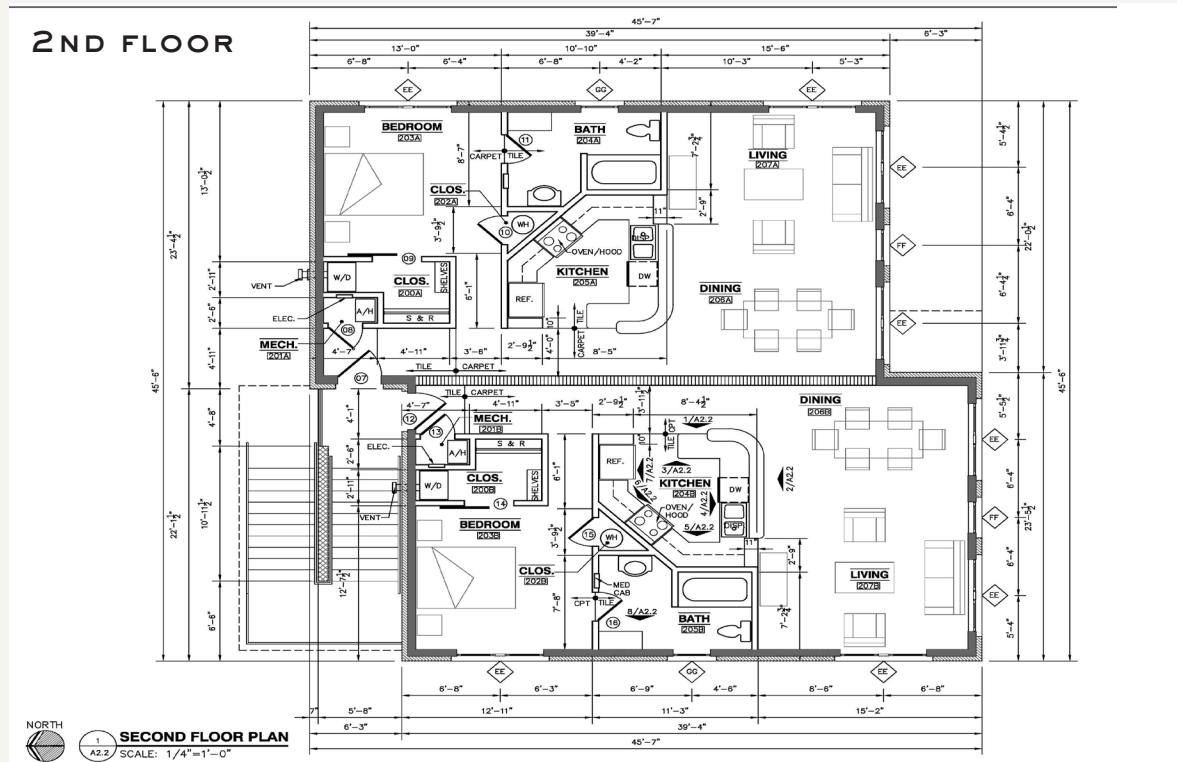
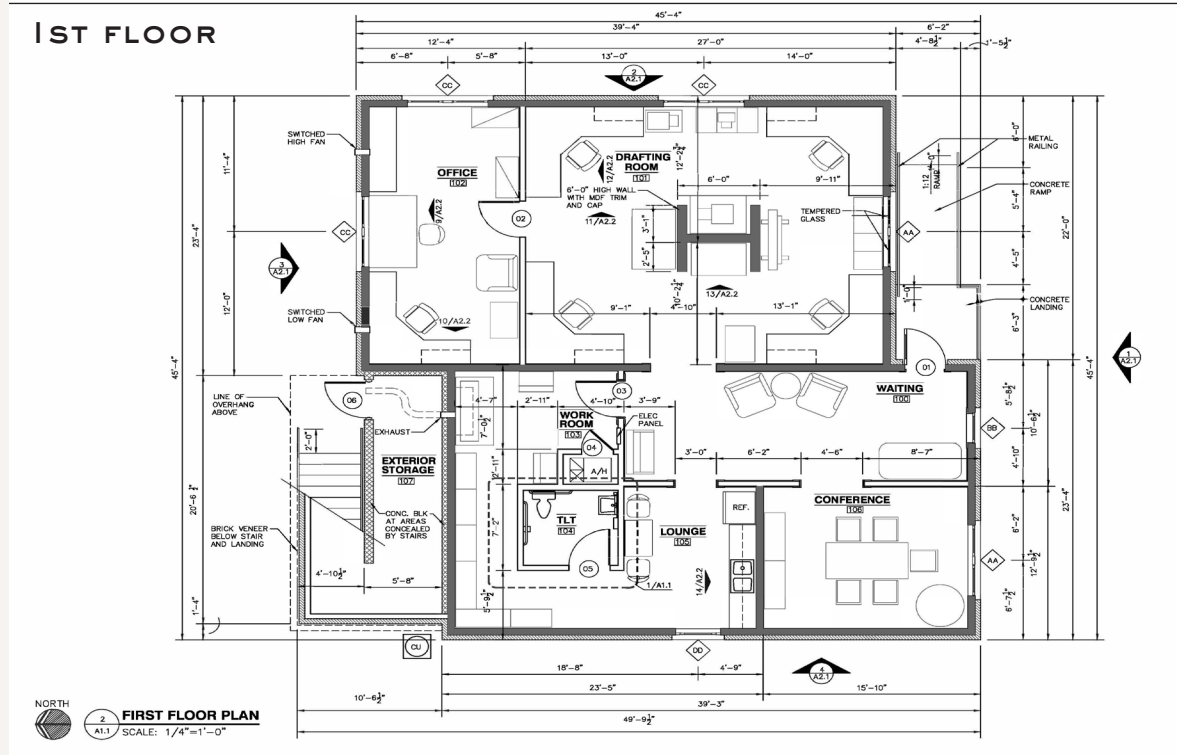
LOCATION OVERVIEW

Located in the heart of the Fort Worth's Near Southside District and Medical District, the property provides easy access to major highways, I-30, I-35 W and 287 and 5 minutes away from TexRail T&P Station. The building is near several restaurants and coffee shops, such as Coco Shrimp, Roots Coffeehouse, Hurtado Barbecue, Funky Picnic, The Coupe, and many more.

ASKING PRICE

\$1,500,000.00

FLOOR PLANS



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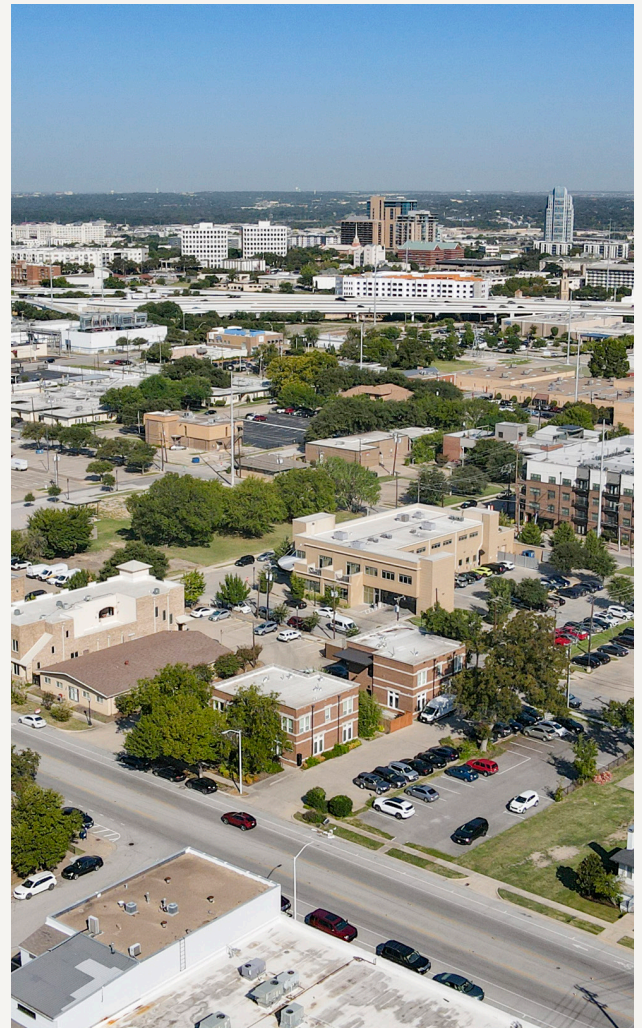
INTERIOR



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EXTERIOR



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RETAIL MAP





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Relentlessly Pursuing What Matters

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