



140 Mosely

140 Mosely, Livingston, TX 77351



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140 Mosely

\$360,000

Opportunity calls! Attention all investors & owner-users this versatile commercial property is ready for the picking! Situated on 2 acres with an estimated 180 feet of frontage along US Highway 59 (buyer to independently verify). The property offers strong visibility, accessibility, and long-term potential in a growing East Texas market.

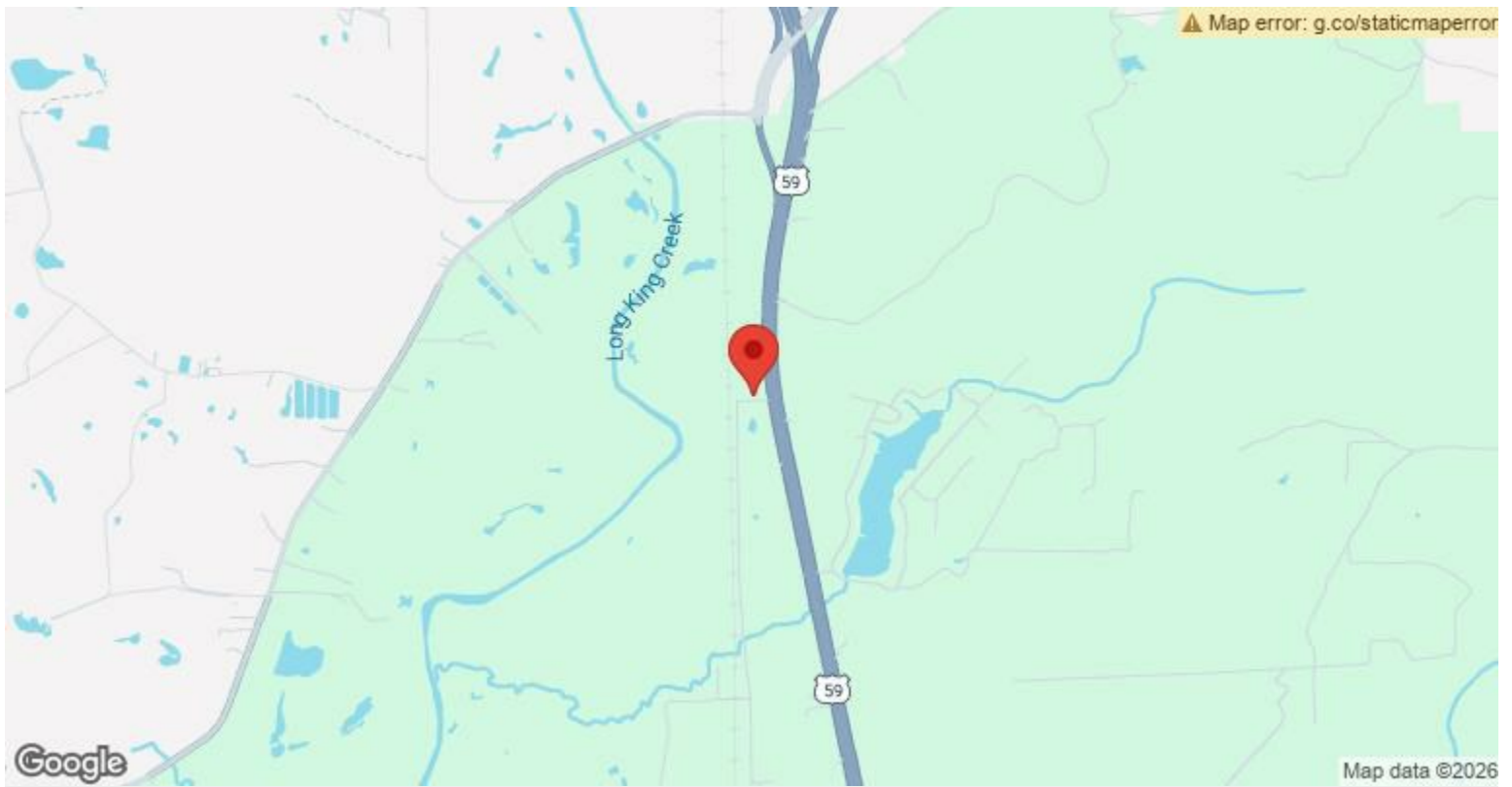
The property includes an existing approximately 2,400 SF warehouse/office building well-suited for small industrial users, mechanical trades, HVAC, plumbing, electrical contractors, lawn and landscaping businesses, service companies, or light industrial operations.

The warehouse consists of approximately 1,600 SF and features five commercial-grade overhead garage doors,...

- Heavy traffic area for business growth
- Frontage to Hwy US 59
- 2 Acres of Commercial land
- 2,400sf warehouse/office space ready for you
- Surrounded by prime real estate & businesses



Price:	\$360,000
Property Type:	Flex
Building Class:	C
Sale Type:	Investment or Owner User
Gross Building Area:	2,400 SF
Rentable Building Area:	2,400 SF
Sale Conditions:	Distress Sale
No. Stories:	1
Year Built:	1976
Clear Ceiling Height:	16 FT
APN / Parcel ID:	15188



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Property Photos



2,400sf warehouse/office for you to grow your business



Lets take a trip back in time!

Property Photos



Spring cleaning where are you!?



Commercial grade doors to let all the light in while you work

Property Photos



Nostalgia all in this place



Office/Living space

Property Photos



Plenty of space outside for you many work projects



Corner lot with plenty visibility

Property Photos



Ready to invest



Will need a cleanup crew

Property Photos



Property Photos



2 Acres to call your own!