



Office Suites, Medical Office, Salon & Church

701 E 1st Street

Prosper



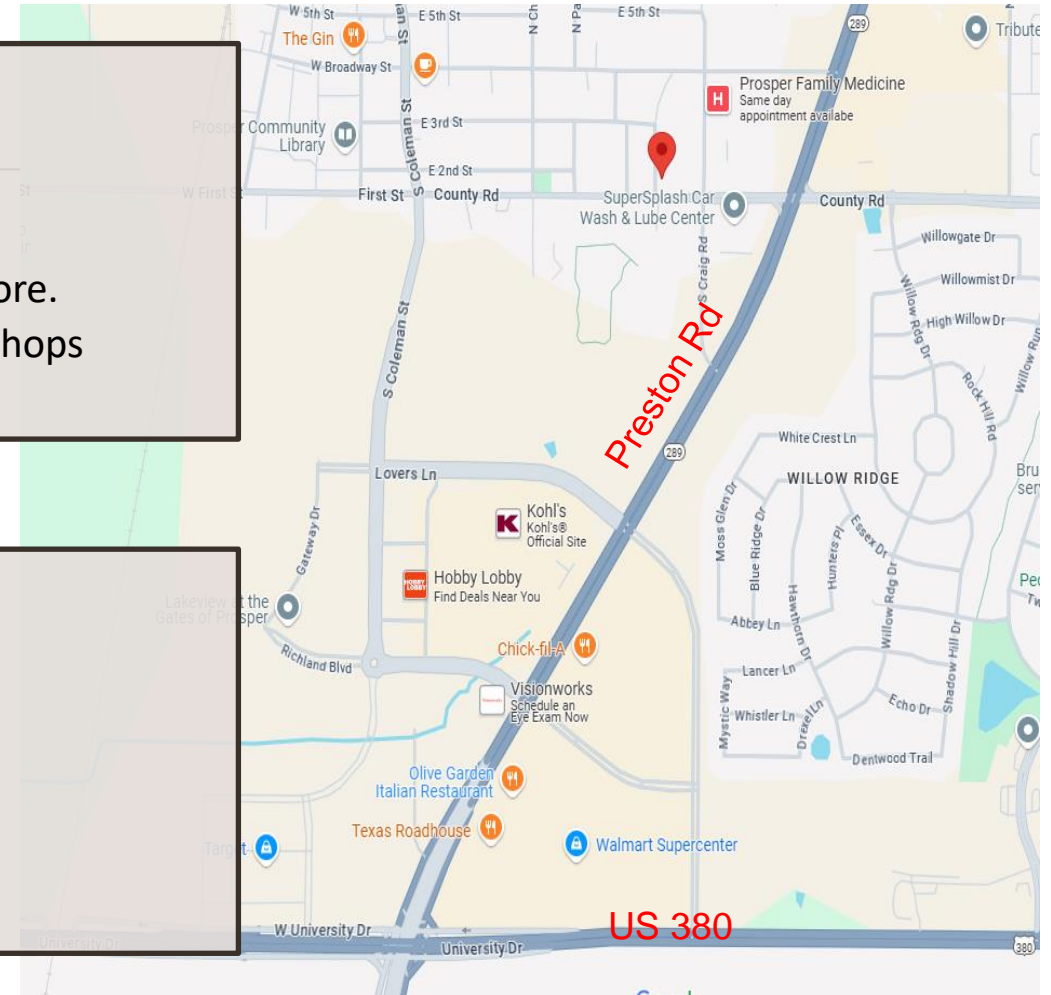
LOCATION, USAGE AND FACILITY OVERVIEW

East First Street

- 1660 SQFT; 4 Suites ; 4 Restrooms with 2 ADA Compliant
- Independent 2 story building.
- Near by Shopping, Hospital, Banks, Café, Restaurants, Businesses, & more.
- Surrounded by Medical offices / Offices, Salon and markets and small shops etc.

Commercial Zoning – Prosper – Downtown Office; Usages allowed

- Professional Offices,
- Salon suites
- Medical Offices
- Church, Catering, Dance Studio, Massage and more.
- **No Schools or daycare allowed**

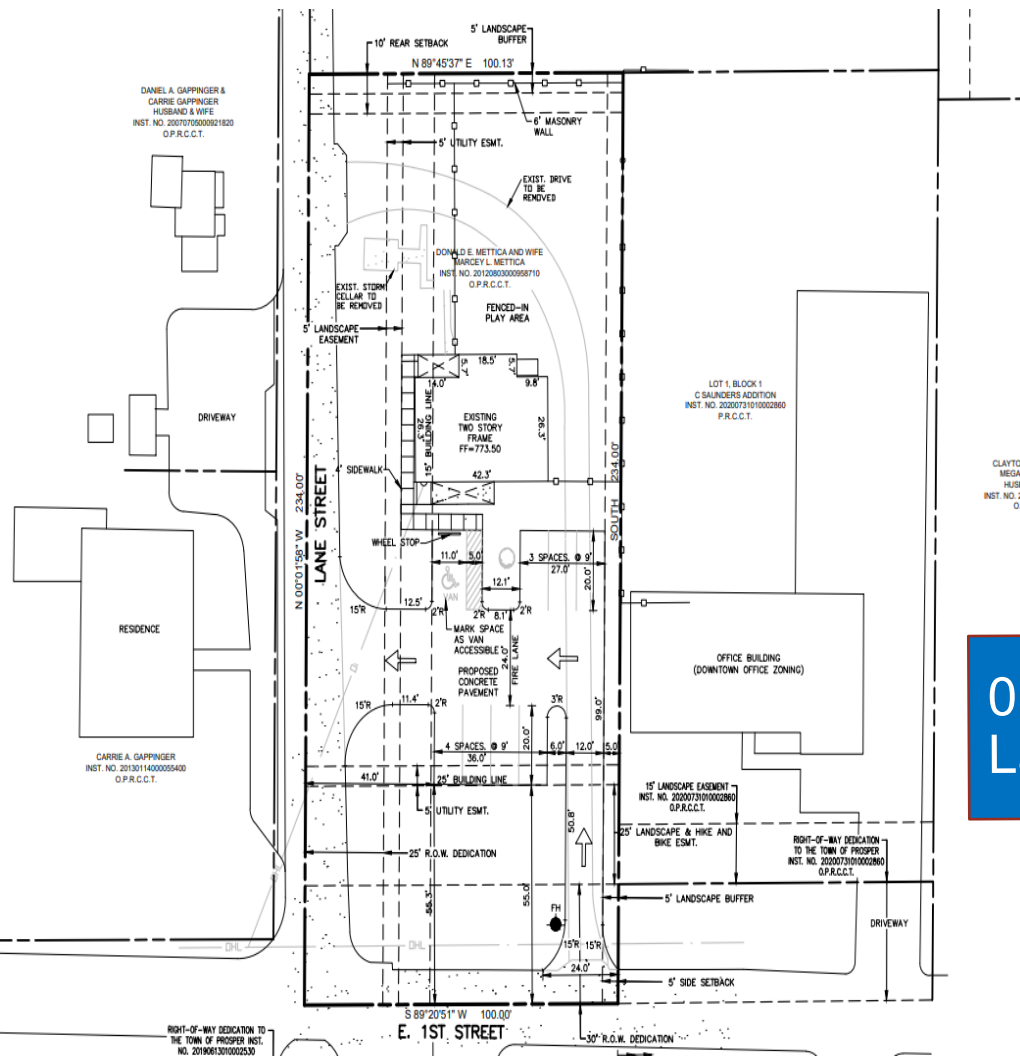




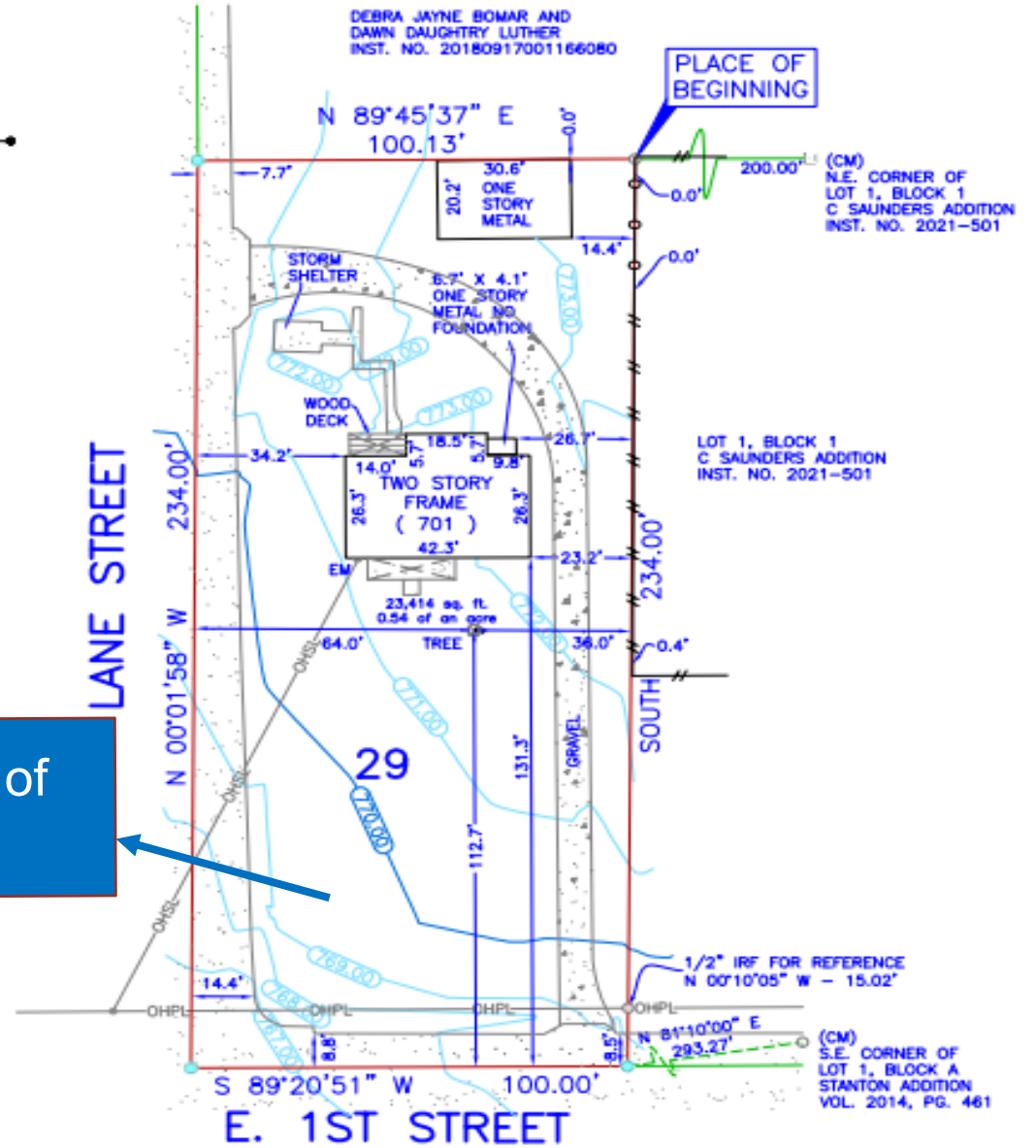




SITE PLAN & SURVEY



0.54 Acres of Land



FLOOR PLAN & IMPROVEMENTS IN 2024

Interior-Fully Reconstructed

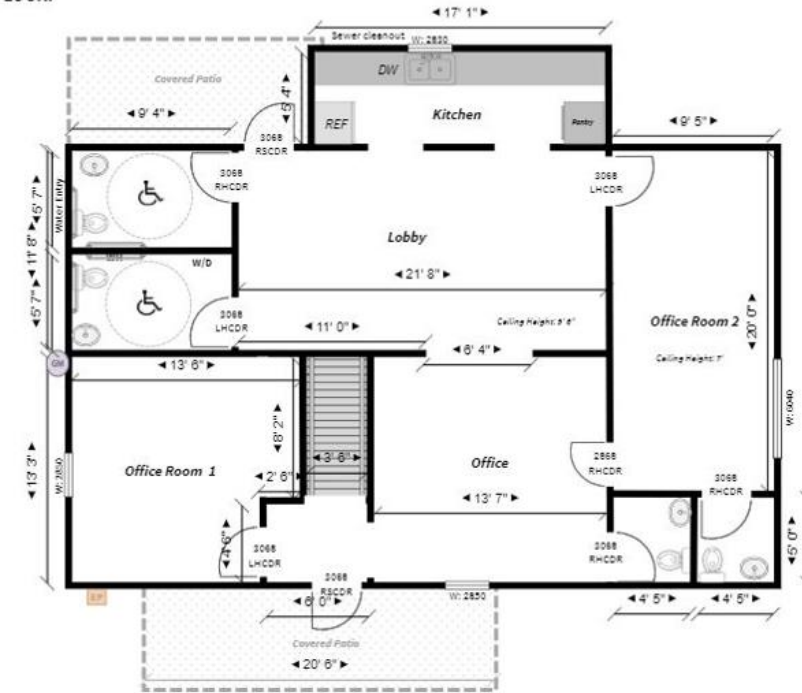
- New HVAC Systems & duct work 2024 – 10-Year warranty
- New Commercial Electrical wiring systems-2024
- New Plumbing and 4 Restrooms (2 ADA Restrooms)-2024
- New Foam insulation-2024
- New doors, trims and windows-2024
- New Flooring, Painting, door knobs and other finish items-2024;

Exterior

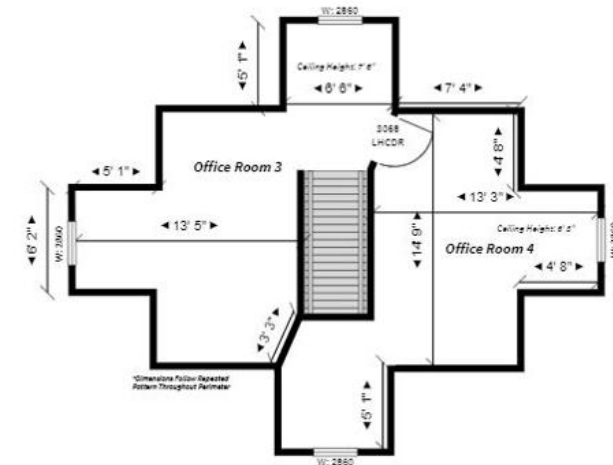
- New concrete, sidewalks, parking per approved site plan to be built.
- New Landscaping.

FLOOR PLAN - 701 E FIRST ST.

FIRST FLOOR:



SECOND FLOOR:



Commercials

Building for Lease -

- \$4980 / Month Includes Taxes and Insurance.
- Utilities and maintenance on actual paid directly by Tenant.
- 5 plus year terms.

Building for Sale

- \$950000