

5919 Buffalo Gap Updated Information and Improvements since purchasing.

Previous owners used this building for a doctor's office and a clothing store.

The building contains the following rooms:

Lobby area, large training room, 4 private offices, 2 bathrooms, kitchen, 4 storage closets, common space with fireplace and built in desk.

Exterior:

Whole building repainted

Foundation work done from drought by Big Country Foundation - north side of building

New lighting on front of building

Roof checked July 2024, a few shingles replaced

Sprinkler system

Front lobby:

Repainted walls and ceiling.

Higher plug put in on south wall for LED signage or a TV

Conference/Training Room:

This was an enclosed 2 car garage with only sheetrock up when we bought it. It was used for storage purposes. It had a concrete garage floor. We wanted to make this a usable space:

Floating floor was put in to level the garage with luxury vinyl flooring.

Can lighting throughout

Ceilings and Walls painted

Mitsubishi Mini Split Unit installed

Flat Screen TV arm in place

Water heater is tankless

Decorative modern doors

Living Room as we called it:

Receptionist/check in built in desk - replaced the laminate counters and put matching granite to kitchen

Arm for TV installed

Electric fireplace installed

Walls and Ceilings repainted

Additional can lighting installed

3 south offices

Locked/keyed door handles installed on 2 offices

Sliding door installed on smaller office

All walls and ceilings repainted

New flooring, carpet removed

Bathroom in southeast office

New plumbing

Kitchen and Laundry room

Repainted

Laundry room now used as a small office with decorative door

We have never used or turned on the dishwasher.

Large storage room.

Backyard

Dead trees removed

Great opportunity to build more offices or perhaps even townhomes. We were given a Site Plan developed by Jacob Martin that extends our driveway/parking lot to the back of the building.