

Luxury Garage Condo For Sale

2137 Chelsea Blvd, C16/C17, Allen, TX 75013

Michael Mazurek
214-901-7826
Central Commercial Group
501 W Pres. George Bush Hwy, #125
Richardson, TX 75080



CENTRAL
COMMERCIAL
GROUP

Garages of Texas at Star Creek
Unit C16 & C17

Summary

Contact for price

- 2,499 total SF
- # C16 - 1,066 SF
- # C17 - 1,433 SF

- Built 2018
- Side by Side Units with Passage Door
- Full HVAC
- 2 Grade Level Electric Roll Up Doors (12' x 15')
- C-16 : 20' x 40' with 15' x 20' loft/finished office, full bath, tankless water heater, commercial utility sink, upgraded electrical, LED lighting, 72" industrial ceiling fan, stained cement
- C-17: 22.5' x 50' with 18' x 22.5' loft and second 18' x 14' split level loft, private 1/2 bath, kitchen, tankless water heater, upgraded electrical, WIFI, land line and hard-wired internet, LED lighting, 72" industrial ceiling fan



Property Overview

2137 Chelsea Blvd, Allen, TX 75013

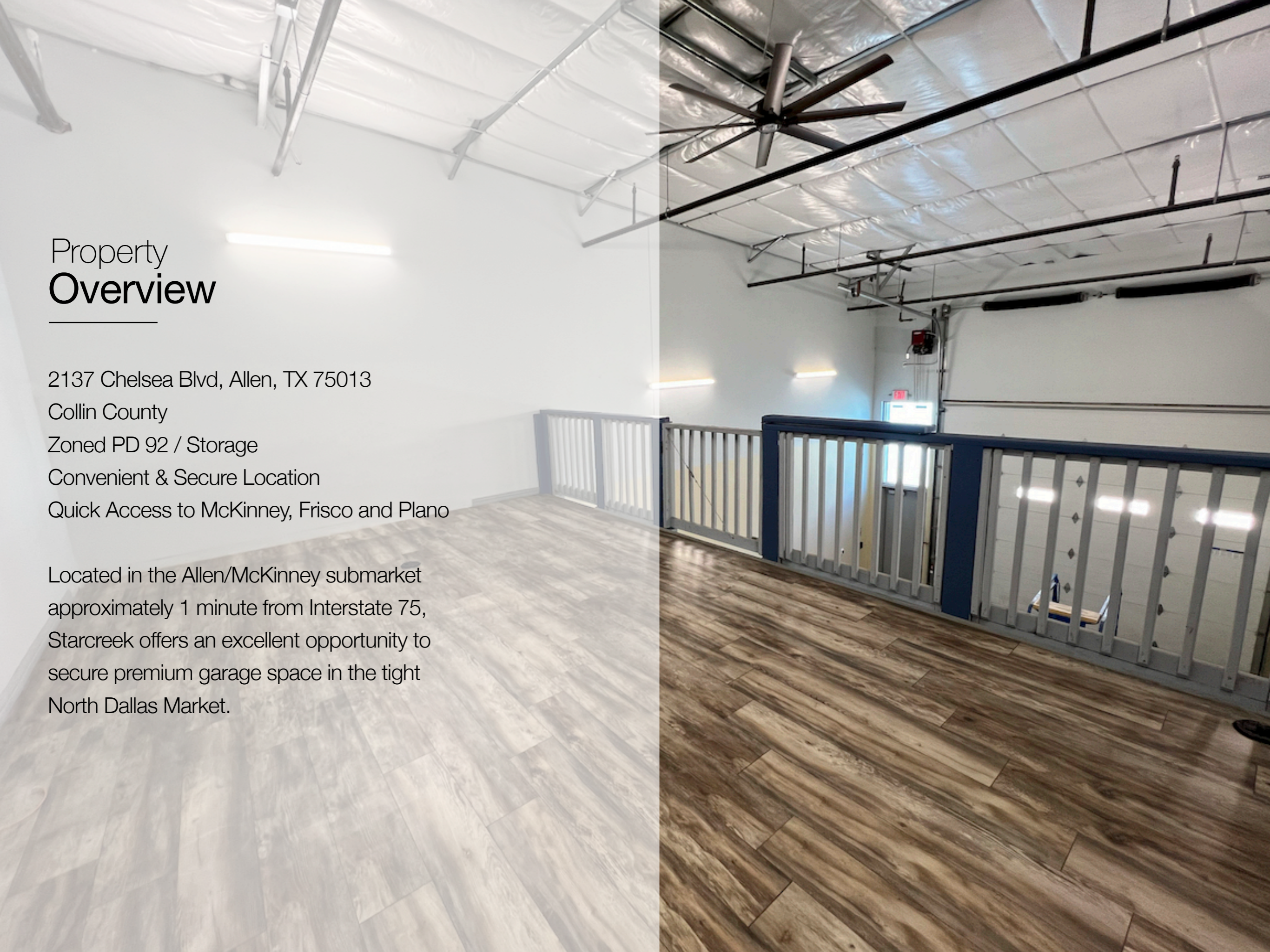
Collin County

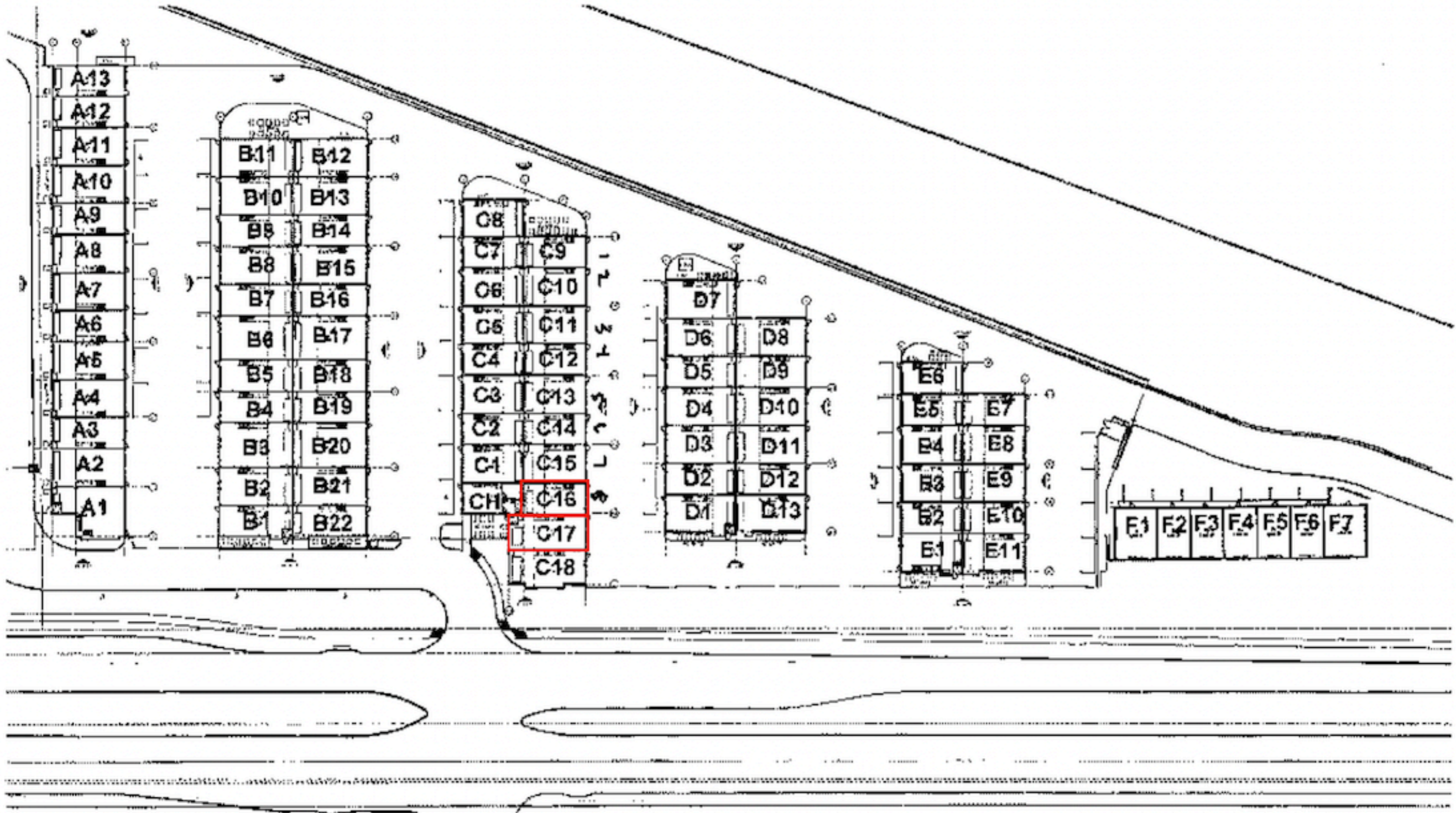
Zoned PD 92 / Storage

Convenient & Secure Location

Quick Access to McKinney, Frisco and Plano

Located in the Allen/McKinney submarket approximately 1 minute from Interstate 75, Starcreek offers an excellent opportunity to secure premium garage space in the tight North Dallas Market.





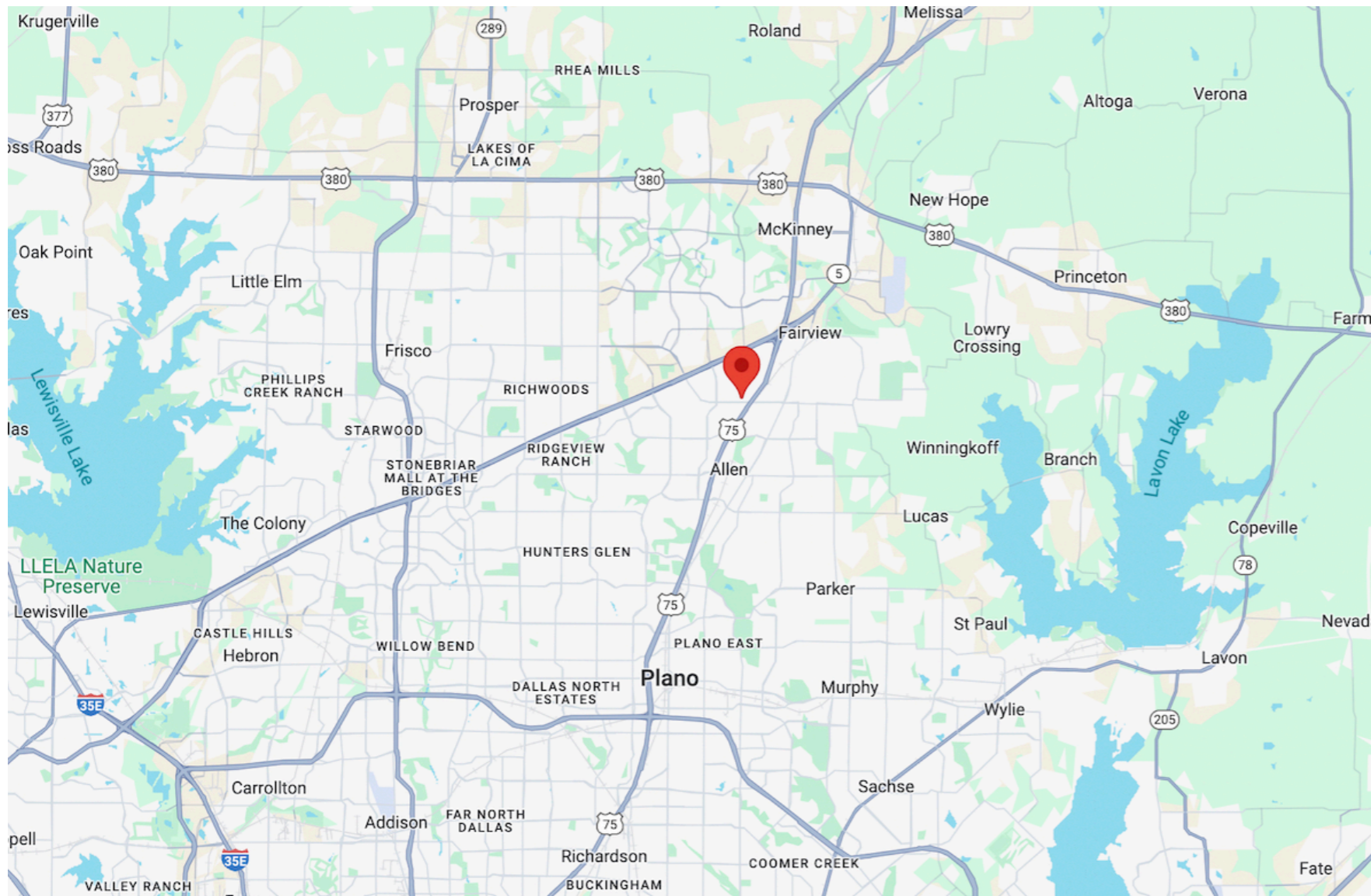
CENTRAL
COMMERCIAL
GROUP

Michael Mazurek
214-901-7826
michael@ccgreadvisors.com
501 W Pres. George Bush Hwy, #125
Richardson, TX 75080



CENTRAL
COMMERCIAL
GROUP

Michael Mazurek
214-901-7826
michael@ccgreadvisors.com
501 W Pres. George Bush Hwy, #125
Richardson, TX 75080



Michael Mazurek
214.901.7826
michael@ccgreadvisors.com

Central Commercial Group | KW Central
501 W Pres. George Bush Hwy, #125
Richardson, TX 75080

All materials and information received or derived from Central Commercial Group | KW Commercial Central its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developable feasibility or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.



CENTRAL
COMMERCIAL
GROUP

Michael Mazurek
214-901-7826
michael@ccgreadvisors.com
501 W Pres. George Bush Hwy, #125
Richardson, TX 75080

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.



CENTRAL
COMMERCIAL
GROUP

Michael Mazurek
214-901-7826
michael@ccgreadvisors.com
501 W Pres. George Bush Hwy, #125
Richardson, TX 75080