



Client Full Report

MLS #	260872	# Offices	13
Asking Price	\$399,000	Distance to Beaumont	11 - 20 Miles
Class	COMMERCIAL/INDUSTRIAL		
Type	Office		
Area	Groves 5		
Address	5301 39th		
City	Groves		
State	TX		
Zip	77619		
Status	Active		

Additional Photos



Virtual Tour

General Information

Legal	LT 1 TRS 4 & 5 BLK 7 RG F PALCO	Title Company	Assumable
Addition	PALCO	Accelerate	Qualify
Number of Acres	0.36	Equity Amount	Present Rate
Lot Size	120 x 130	Total Payment	1st Lender
Maintenance Fee \$	0	Annual Tax	2nd Lien
Price per SQFT	\$108.84	Lease (Y/N)	Lease Term
Building Rent per SQFT		Net/Gross	
Price per Frontage Ft.			
Approx. SQFT	3,666		
SQFT Source	Other		
SQFT Unit #1			
SQFT Unit #2			
SQFT Unit #3			

Tax Account Number

Public Remarks

This versatile commercial office space is located in Groves, TX, near major thoroughfares, offering excellent visibility and accessibility. The property is ideal for a doctor's office, medical practice, or other professional services. Situated between major roads and highways, including Texas State Highway 73 and Texas State Highway 347 (Twin City Hwy), providing convenient access for clients, patients or customers from surrounding areas. The building offers multiple office suites with ample square footage that can be customized to suit various business needs, including waiting areas, examination rooms, conference rooms, or private offices.

Features

LAND STATUS	Included in Sale	RESTROOMS	Three
AGE	31 Years and Older	UTILITIES AVAILABLE	City Sewer, City Water
LOCATION	Freestanding	PARKING FACILITIES	21 - 30 Cars
PRIMARY BUSINESS USE	Beauty/Barber, Medical, Office, Retail Store	ROAD FRONTAGE	City
		ROAD SURFACE	Concrete
STORIES	One		
FOUNDATION	Slab		
FLOORS	Carpeting, Tile		
CEILING HEIGHTS	8 Ft.		

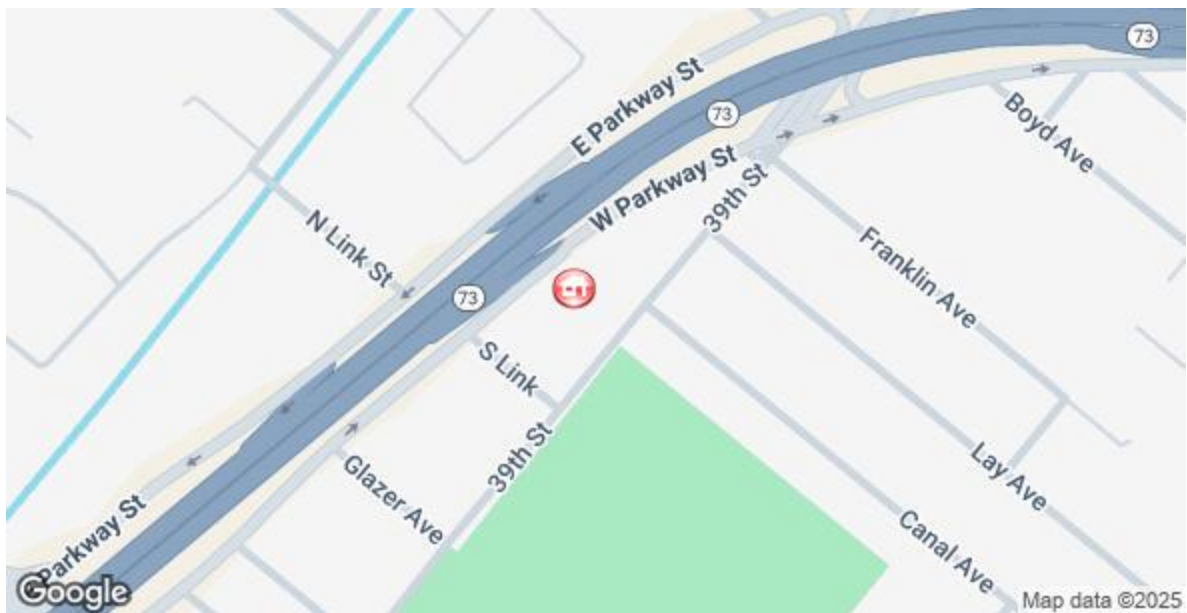


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the Agent can enter additional comments to this area of the report before sending to the client by clicking the customize key



Directions
Hwy 73 to 39th St