

248-270 S LEGGETT

270 S Leggett, Abilene, TX 79605

EXECUTIVE
SUMMARY



OFFERING SUMMARY

Sale Price:	\$902,550
Available SF:	2,450 - 8,196 SF
Lot Size:	0.96 Acres
Year Built:	1955
Building Size:	16,410 SF
Zoning:	GC
Price / SF:	\$55.00

PROPERTY OVERVIEW

Leggett Office Complex Investment Opportunity. Leggett Office Complex consists of mixed-use tenants including professional office and medical users, and various service providers.

The 16,410 +/- SF office/retail building was built in 1955 and is zoned for general commercial use. The property offers value-add opportunity in a great location. The building consists of eight suites, 248, 250, 252, 256, 258, 260, 262, & 270. Five of the spaces are leased and there is approximately 10,000 sf of space available with the majority being flex use space.

This property is part of a portfolio and can be purchased independently or packaged with other properties. Properties available in the portfolio are: 115 & 209 S Leggett Dr, 270 S Leggett Dr, 202 S Leggett Dr, 224 S Leggett Dr, 250 S Leggett Dr, 3909 S Leggett Dr, 501 N Leggett Dr, 3814 N 1st St, and 598 Westwood, and 54+ acres at Corsicana Ave. Contact agent for additional information.

Seller will consider owner financing. *Seller/Landlord is a Texas Licensed Real Estate Broker.

ERIK PAUL JOHNSON

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ADDITIONAL
PHOTOS



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Brokerage makes no representation as to accuracy of all data presented.



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LOCATION
MAP



LOCATION OVERVIEW

The Leggett Office Complex is centrally located in the Elm Creek area at S Leggett & S 1st Street, South of Business 20.

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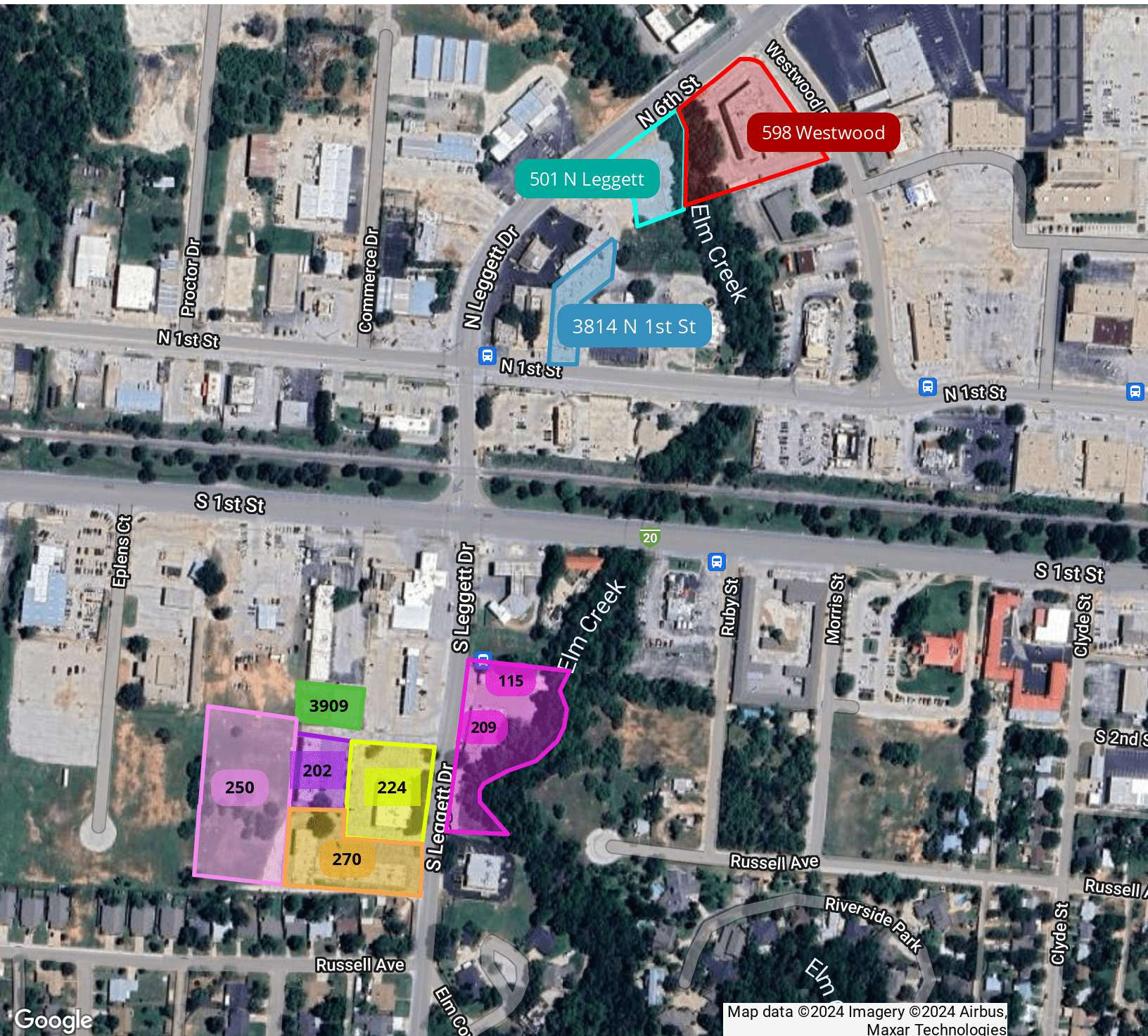


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AVAILABLE
PROPERTIES



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