

HARLINGEN, TEXAS

FOR LEASE—SALE

17745 W. Expressway 83

BLDG: 2,673 S.F.
PLUS 800 S.F. GARAGE
LAND: .206 AC (+/-)
(+/-85' Ftg. X 105')
\$3,000.00 MO.

- PRIME LOCATION
- JUST OFF EXPWY 83
- ZONED: Gen. Retail

Excellent For :

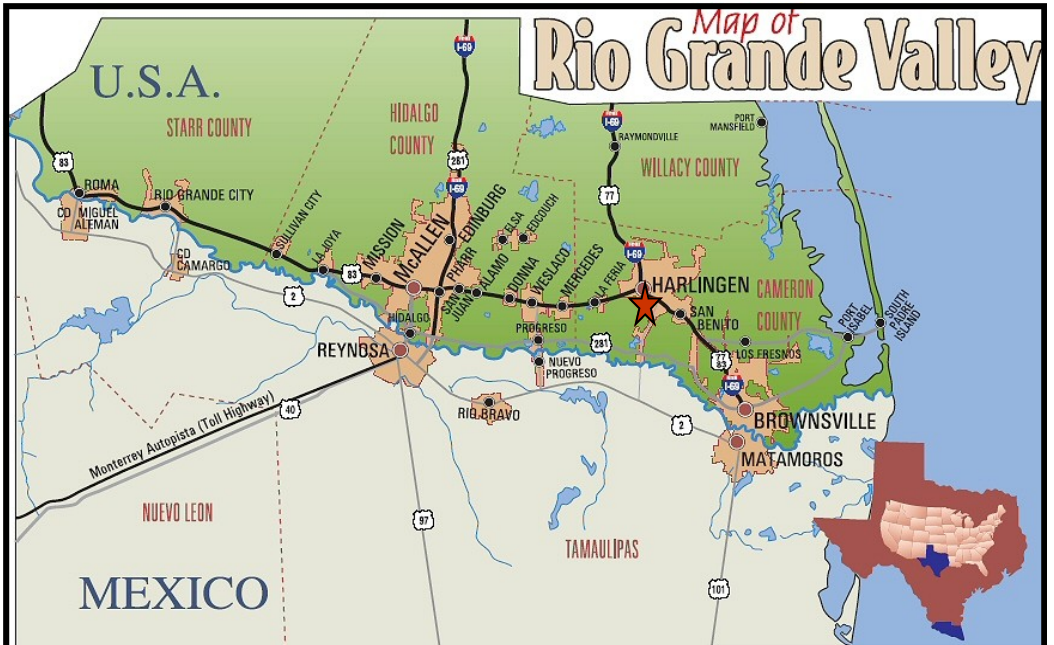
Office/Retail, Medical,
Distributor, Home Health,
Day Care, Etc.

*Serving The Rio Grande Valley
Investments—Warehouse—
Retail—Land—Businesses*

CONTACT:
PAULINE ZUROVEC
MARCUS PHIPPS R.E.—COMMERCIAL
1617 E. Tyler Ave., Suite H
Harlingen, TX 78550

Phone: 956-793-9993
pauline@przcommercial.com

ASKING: \$325,000



(DISCLOSURE: This property and the related information have been carefully compiled from sources we consider reliable and there is no guaranty as to the completeness or accuracy. Each prospective purchaser is to rely upon its own investigation, evaluation, and judgment as to purchasing the property. Any offer must be based on the purchaser's own investigation and not on the representation made by us and any Selling Broker.)



HARLINGEN, TEXAS

For Lease - Sale (\$325,000) 2,673 s.f. OFFICE & 800 s.f. GARAGE

OFFERING SUMMARY—17745 W. EXPRESSWAY 83 - HARLINGEN, TX 78552

USE: Excellent for any business requiring drive-thru garage or shop with over-sized overhead doors. Good for mobile x-ray or medical vehicle, transportation mini bus, sales vehicle, etc. Great for day care facility, medical offices, sales, contracting business, etc.

IMPROVEMENTS: 3,473 S.F., free-standing building, constructed +/-2003. Office area is +/-2,673 s.f. and drive thru garage/shop +/-800 s.f. Very neat, attractive, well maintained.

Floor plan includes reception area, seven (7) offices, plus large conference room, kitchen/break room, two restrooms, concrete parking lot (front & rear - 14+/- spaces) and over-sized drive-thru garage/shop. Small exterior storage room to left of the Sunset Street .

LAND: Approximately +/- .205 Acres (8,964.65 s.f.)
(+/-84' Ftg Exp. 83 X +/-105' Depth)

ZONING: Commercial or Retail Use (Presently outside city limits—not zoned)
Conversion to home and office can be accomplished easily

LEASE TERMS: Five (5) Year Term Minimum = \$3,000.00 Month (Base Year Lease)
Taxes: \$2,735.26 (2026) Insurance: \$3,200.00 (2026)
Maintenance: Tenant Maintains 100%

RESTRICTIONS: Lease is restricted against any type of automotive work.

PROPERTY HIGHLIGHTS

LOCATION: Great location just on frontage road at Lewis Lane exit. Site has two street frontages (Exp 77 & Sunset Ave.). Heading west on Exp. 83, exit Lewis Lane. Subject site will be just at off ramp, on frontage road, third building east of Lewis Lane. Easy access from any direction.

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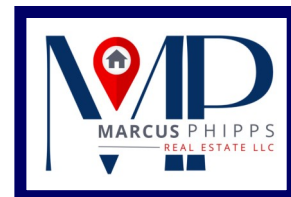
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***20 Minutes To Brownsville**

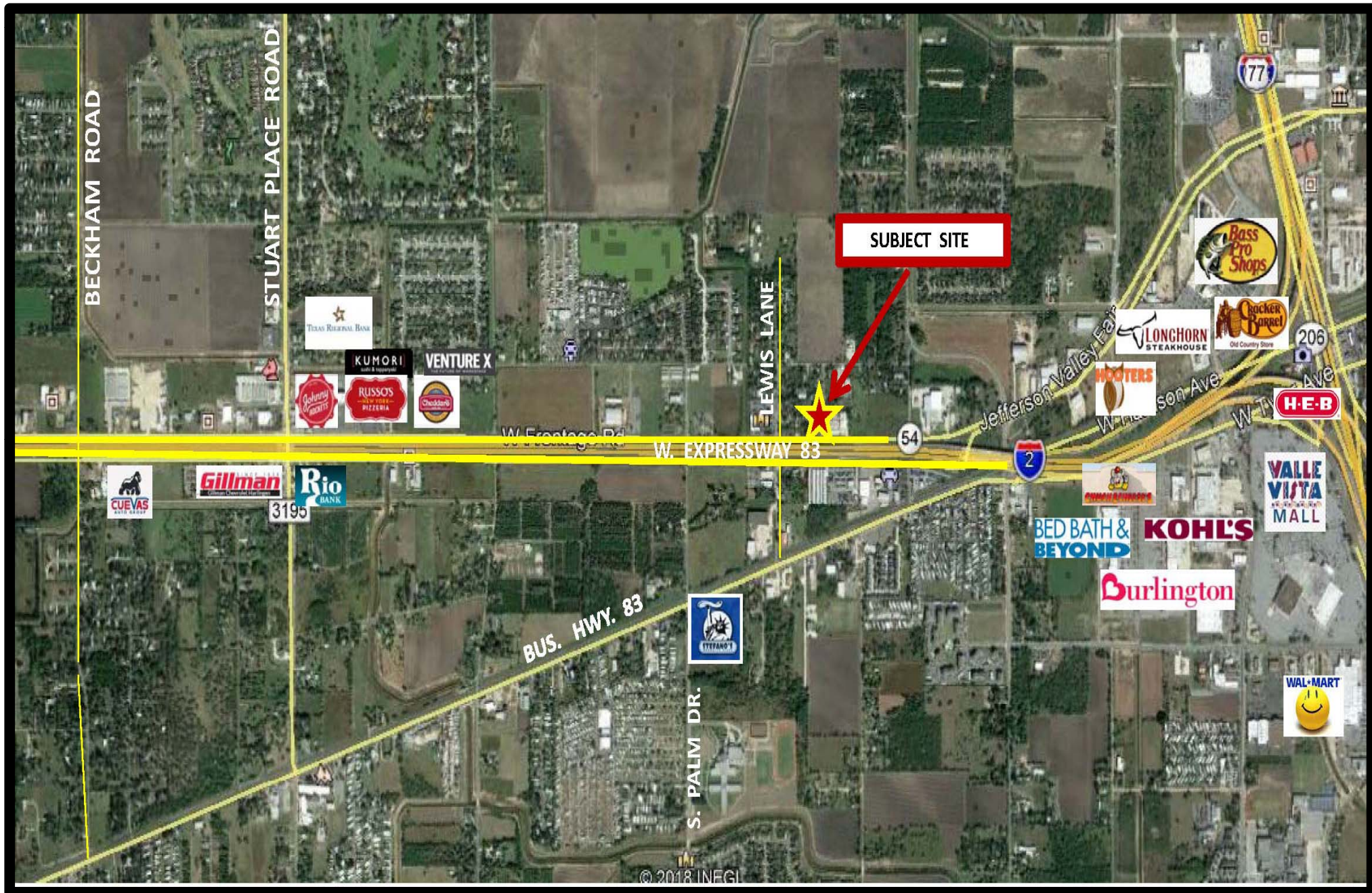
• **40 Minutes To McAllen**

• **15 Miles To Intl. Border Of Mexico**

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