

## PROPERTY FACTS 7148 TRAIL LAKE DRIVE

For Sale by Owner

Sale Type: Owner User or Investment

Property Type: Office (Currently Medical Office)

Building Class: B

Price: \$2,100,000

Owner Occupied

Floor Size: 5,000sf

Zoning: Industrial Park

Lot Size: 1.912 Acres

Parking: 29 paved spaces, 10 gravel spaces in back

Year Built: 2004

Building Height: 1 Story

Buyer's Agent Commission: 2%

Building has been used as a medical office for over 12 years. It could be used as a general office building with very little modification. There are 9 exam rooms, 2 administrative offices (with check-in window), one large office that can be used for therapy or procedures, 2 waiting rooms, one break room, one storage/utility room, and 5 bathrooms. A remodel was done in 2020 that was approximately \$250,000.

The property has an uncommon and very liberal industrial park zoning. There is room to build a second building behind the first with ample parking. Construction can go up to 3 stories. A sample site plan was done to demonstrate what the property can accommodate, see attached. A sewer line extension was installed under the side parking lot for future construction of a second building. The property was built in 2004 and has only had one owner. It is 1.1 miles to the Chisholm Trail Parkway.

There is a private 550 ft water well for property irrigation. Saves thousands in city water costs and not subject to water restrictions. When tested in June 2004 it yielded 40gpm with 0 ft drawdown after 1hr.