

**ALL FIELDS DETAIL**



**MLS #** 24013156  
**Class** COMMERCIAL BUILDING/LAND  
**Property Type** Building  
**Asking Price** \$399,900  
**Address** 189 Broadway  
**City** Alba  
**State** TX  
**Zip** 75410  
**County** Wood  
**Status** Active  
**Sale/Rent** For Sale  
**IDX Include** Y

**Waterfront**  
**Waterview**  
**Lake Name**  
**Security Gate**  
**Foreclosure/Bank Owned Y/N**  
**Short Sale Y/N**



**GENERAL**

<b>Buyer Photos Allowed Y/N</b>	Yes	<b>Listing Agent</b>	Keeley Roan - Cell: 903-474-3022
<b>List Team</b>		<b>Listing Office</b>	Lone Star Realty - Lake Fork - Main: 903-473-1776
<b>Listing Agent 2</b>		<b>Listing Agent 3</b>	
<b>Owner Name</b>		<b>Owner Phone</b>	
<b>Listing Type</b>	Exclusive Right	<b>Sign on Property Y/N</b>	Yes
<b>Agency</b>	Buyers Agency	<b>Internet Y/N</b>	Yes
<b>Rent Price</b>		<b>Listing Date</b>	9/18/2024
<b>Expiration Date</b>	3/18/2025	<b>Year of Construction</b>	9999
<b>Year Built Source</b>	None	<b>Approx Lot Dimension</b>	CAD
<b>Lot Dimension Source</b>	60 x 100	<b>Approx SqFt</b>	6000
<b>Source of SqFt</b>	0.138	<b>Acreage</b>	.0 -.5 Acres
<b>Total Number of Acres</b>	0.140	<b>Acres Cleared %</b>	
<b>Gross Leasable Area</b>		<b>Largest Footage Available</b>	
<b>Smallest Footage Avail</b>		<b># Buildings</b>	2
<b>Number of Units</b>	5	<b># Grade Level Doors</b>	
<b># of Ramp High Doors</b>		<b># Semi Dock High Doors</b>	
<b># Dock High Doors</b>		<b>Average Occupancy %</b>	
<b>Environment Survey Avail</b>		<b>Potential Cap Rate</b>	
<b>User Restrictions Y/N</b>		<b>On Site Management Y/N</b>	
<b>Exclusions Apply Y/N</b>		<b>Ext. Territorial Jur. Y/N</b>	
<b>Underground Utilities Y/N</b>		<b>Mineral Rights Available</b>	
<b>Minerals Surface</b>		<b>Potential Gross Income</b>	
<b>Gross Expenses</b>		<b>Net Operating Income</b>	
<b>Net Lease Price/SqFt</b>		<b>TI Allowance</b>	
<b>Common Area Factor %</b>		<b>Expense Stop</b>	
<b>Zip Lookup</b>	75410	<b>Paragon 1 Area</b>	
<b>Road Frontage (Feet)</b>		<b>Legal</b>	LOT 25,26 BLK H .1377 HOPKINS ADD
<b>Possession</b>	upon closing and funding	<b>Power Co</b>	Wood County Electric
<b>Gas Co</b>		<b>Phone Co</b>	
<b>Water Co</b>	City of Alba	<b>School District</b>	
<b>Apx Shore Line</b>		<b>Shore Line Source</b>	
<b>Leaseback Y/N</b>		<b>Off Market Date</b>	
<b>Search By Map</b>		<b>Tax ID</b>	
<b>Update Date</b>	10/5/2024	<b>Status Date</b>	9/19/2024
<b>HotSheet Date</b>	9/19/2024	<b>Price Date</b>	9/19/2024
<b>Input Date</b>	9/19/2024 10:25 AM	<b>Associated Document Count</b>	0
<b>List Price / Square Foot</b>		<b>Original Price</b>	\$399,900
<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Agent Hit Count</b>	32	<b>Client Hit Count</b>	3
<b>Days On Market</b>	75	<b>Surveillance Devices Present</b>	No
<b>Visitor Recording Consent</b>	Video	<b>Showing Service</b>	Broker Bay
<b>Lot Size</b>	Half Acre or Less	<b>Construction Status</b>	Preowned
<b>Geocode Quality</b>	Exact Match	<b>Picture Count</b>	33
<b>Price Per SQFT</b>	\$66.65	<b>Sold Price Per SQFT</b>	
<b>Disclaimer</b>		<b>Input Date</b>	9/19/2024 10:25 AM
<b>Update Date</b>	10/5/2024 4:14 AM	<b>Listing Office 2</b>	

**FEATURES**

<b>BUILDING DESCRIPTION</b>	<b>CONSTRUCTION</b>	<b>LOCATION</b>	<b>WATER</b>
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**FEATURES**

Shopping Center(s)	Brick Veneer	Inside City Limits	Municipal Utility Distric
Office Building(s)	Common Wall	Other/See Remarks	Water Onsite
Retail	<b>COOLING</b>	<b>ROAD TYPE (ACCESS)</b>	<b>ZONING</b>
Warehouse	Central Electric	City/Town Road	Commercial
Manufacturing	<b>ELECTRIC</b>	<b>SALE INCLUDES</b>	Industrial
Office	Electric On Site	Building	Retail
Office/Warehouse	<b>GAS</b>	<b>SEWER</b>	Office
Showroom/Warehouse	Natural Gas Onsite	Public Sewer	Other/See Remarks
Hotel/Motel	<b>HEATING</b>	<b>SHOWING INSTRUCTIONS</b>	<b>SURVEILLANCE DEVICES</b>
Special Purposes	Central Gas	By Appointment Only	No
Restaurants	None	Call Listing Agent	<b>VISITOR RECORDING CONSENT</b>
Other/See Remarks		Lockbox	Video

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**FINANCIAL**

<b>Taxes</b>	970	<b>Tax Year</b>	2023
<b>Exemptions Y/N</b>	No	<b>Appraisal District Number</b>	39160
<b>Option Ending Date</b>			

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**SOLD STATUS**

<b>How Sold</b>	<b>Contract Date</b>
<b>Closing Date</b>	<b>Sold Price</b>
<b>Sold Price/Square Foot</b>	<b>Sale/List Price Ratio %</b>
<b>Buyer Agent</b>	<b>Buyer Agent Team</b>
<b>Buyer Agent Office</b>	<b>Loan Concessions (Y/N)</b>
<b>Amount of Concessions</b>	<b>Title Company</b>
<b>Back on Market Date</b>	<b>Down Payment</b>
<b>New Interest Rate</b>	<b>Buyers Costs Paid by Sell</b>
<b>Disc Points Paid by Buyer</b>	<b>Disc Point Paid by Seller</b>
<b>Distressed Sale</b>	

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**SHOWING REMARKS**

**Showing Remarks** Call listing agent - 903-474-3022

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**DIRECTIONS (NO OFFICES)**

**Directions (NO OFFICES)** Located just off US Hwy 69 in Alba, Texas

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**AGENT TO AGENT REMARKS**

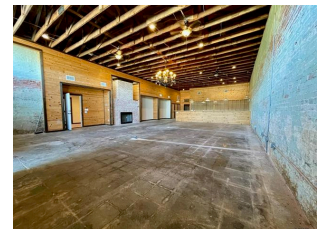
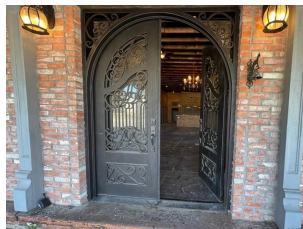
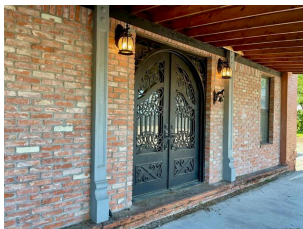
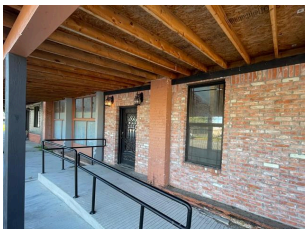
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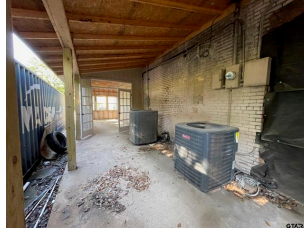
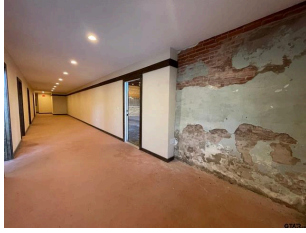
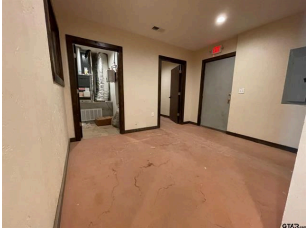
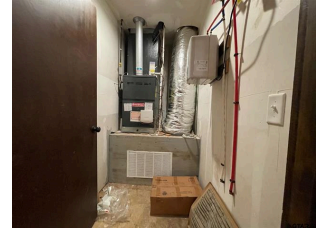
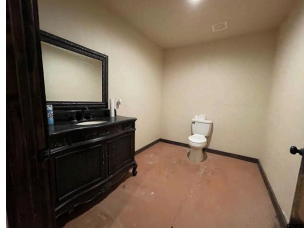
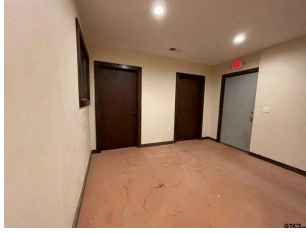
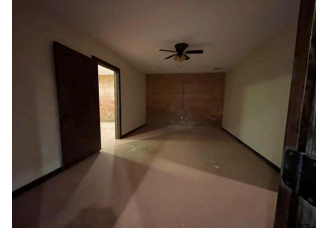
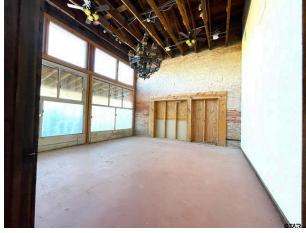
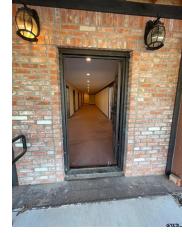
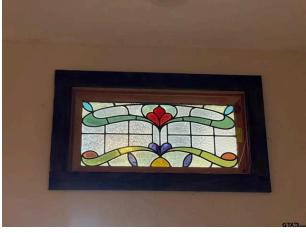
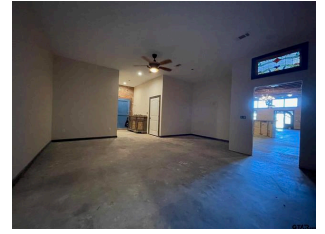
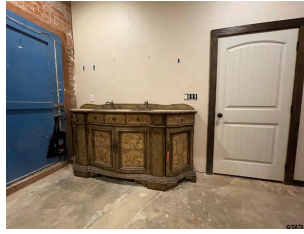
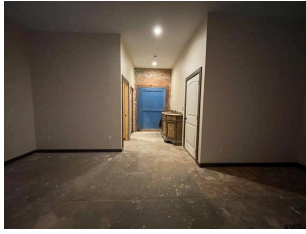
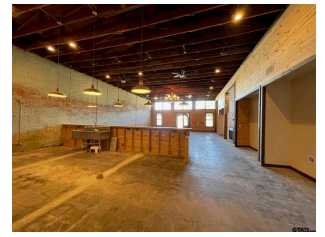
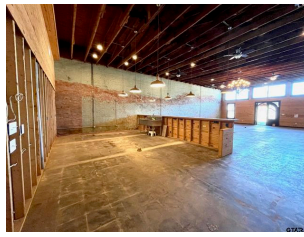
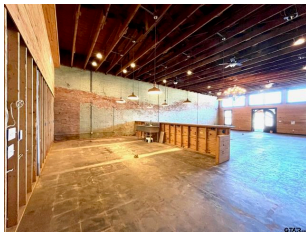
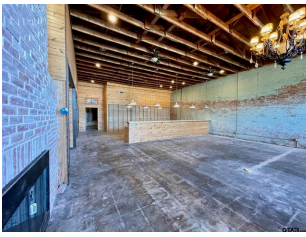
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**PUBLIC REMARKS**

**Public Remarks** Be the game changer for Alba, Texas! This beautifully renovated brick downtown building has almost 5,500 square feet ready to be whatever you want it to be! There are two distinct sides - One is a loft style space with high, open-beamed ceilings, brick walls, and gas fireplace plus a back room with a full bath, sitting area, utility room, closets and a private patio; the other side has four rooms ready for retail or office spaces, a bathroom and an oversized hallway (the original plan had this hallway to be used an art gallery)! Visible from US Hwy 69; located in downtown Alba, TX between Emory and Mineola; AND close to Lake Fork this building is a blank canvas ready for you to make your mark!

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**ADDITIONAL PICTURES**



**DISCLAIMER**

This information is deemed reliable, but not guaranteed.