

## **1212 14th Street**

### **Info Sheet**

#### **1212 14th Street Details**

<http://properties.thecommercialprofessionals.com/1303150-sale>

**Seller profile:** owner/investor

**Why selling:** Investor, moving on to other projects

#### **Property details:**

- Call for Price
- Prime investment opportunity - warehouse/industrial retail building
- Currently leased - Gamers Grove
- Blocks from Sam Houston Ave. & the downtown square
- Structure built 1970
- Monthly Income; \$2,420/NNN
- Taxes: \$3,313.73 / Insurance: \$5,599.00

#### **Total Space:**

- .16 acres with 4,500 sq. ft. industrial building

#### **What is the condition of units:**

- Good

#### **Utilities:**

Electrical

Plumbing: city utilities

#### **Management:**

- **Owner manages**

#### **Documents and P&L:**

- Brochure
- Financials

#### **Financing available:**

- Cash/traditional financing
- Open to owner financing depending on the terms

#### **What is the offer process?**

We will be accepting offers on a rolling basis with no call for offers. When an offer with the best price, best terms, and most qualified buyer presents itself, we will select that buyer and move forward.