

MLS #: CO121722A (Active) List Price: \$950,000

303 W Harris Ave San Angelo, TX 76903



**Age:** More than 50 Years  
**Construction:** Brick  
**Location:** Corner Lot, Downtown Area, Free Standing  
**SqFt:** 4,755

**Area:** E  
**Addition:** San Angelo  
**County:** Tom Green  
**Building Rent:**  
**Monthly Rent:**  
**Remaining Lse Term:**

**Lot Size:** See below

**Lot:** See legal

**Block:** Legal

**Section:** Legal

**Parking Spaces:** 0

**Gross Income:** 0

**Insurance Amount:** 0

**Water Main Size:**

**Gas Main Size:**

**Sewer Main Size:**

**Current Use:** Professional Offices

**Projected Use:** Office

**Roofing:** Membrane  
**Walls:** Sheet Rock, Other-See Remarks  
**Floors:** Tile, Other-See Remarks  
**Parking:** Parking Lot, Paved  
**Traffic Count:** Over 15,000  
**Type Business:** Professional/Office  
**Miscellaneous:** Other-See Remarks  
**Ceiling Height:** 8-10 ft, Varied Heights  
**Dock:** No Dock  
**Door Size:** 9 ft High

**Land Status:** Other-See Remarks  
**Heating:** Central Forced Electric  
**Cooling:** Central Electric  
**Utilities Available:** Water Connected, Sewer Connected, Electricity Connected  
**Services Included in Rent:** Other  
**Road Frontage/Type:** City Street  
**Documents on File:** Other-See Remarks  
**Terms/Negotiable:** Other-See Remarks

**Legal:** 303 WEST HARRIS AVE CONDO, UNIT 3 0.49849 % OWNERSHIP 303 WEST HARRIS AVE CONDO

**Directions:** From the Houston Harte Expressway, go south on Bryant. Turn left on Harris. Building is across from First Title to the east, and Schlotsky's to the north. Parking is on west and south side of building.

**Remarks:** New price! Updated professional office building. Suite 3 includes 13 offices on the corner of Harris Ave. & Koenigheim St., in thriving downtown San Angelo in West Central Texas, 3 hours west of Austin. Amenities include: Conference room, break room, reception desk, secure file room, large waiting rooms. Large restrooms are adjacent to entry atrium. Suite 3 is 4,755 square feet, per the county appraisal district. It accounts for 49.849% of the total building. A recent remodel included tile flooring and paint. New Trane HVAC units in 2024. Traffic count on Koenigheim exceeds 70,000 cars/day according to the City. Ample parking is accessible from Koenigheim St. and Harris Ave. Building currently occupied and producing significant cash flow. Close proximity to Houston Harte Expressway, restaurants, Shannon medical, County and City offices. Ideal for health, legal, financial, insurance, technology and other professional service providers. Call for private showing, 325-757-1303.  
**Office Name:** NextHome Centurion Realty (#:264) **Agent Name:** Bruce Partain (#:811)

**Listing Office:** NextHome Centurion Realty (#:264)

**Listing Agent:** Bruce Partain (#:811)

Information Herein Deemed Reliable but Not Guaranteed