

MLS#: 20501408 **N Active**
Property Type: Commercial Sale

[219 E Elm Street Hillsboro, TX 76645-3322](#)
SubType: Business

LP: \$260,000



Low LP: \$/Gr SqFt: \$95.03
Subdivision: Mc Mullen
County: Hill
Country: United States
Parcel ID: [113863](#)
Lot: 1 **Block:** 9
Legal: MC MULLEN BLK 9 LT 1
Unexempt Tx: \$5,315

Bldg SF: 2,736/Public Records
Yr Built: 9999/Public Records/Preowned
Apprsr:
Lot SqFt: 7,405/Public Records
Lot Dim:
Adult Community: No **Will Subdiv:**
Gross SqFt: 2,736
Zoning: unk
Mult Zone: No
Units: 1
Acres: 0.170
#Stories: 1

General Information

Gross Income: \$0	Leasable SqFt: 2,736	Avg Monthly Lease:
Net Income: \$0	Leasable Space:	Spaces Leased:
Annual Expenses: \$0	Lease Expire Date:	Occupancy Rate:

Features

Building Use: Other	Ceiling Height: 8 to10 Feet
Inclusions: Land & Improvements	Flooring: Carpet, Laminate, Vinyl
Lot Size/Acre: Less Than .5 Acre (not Zero)	Heating: Central, Electric
Topography:	Cooling: Central Air, Electric
Soil:	
Rd Front Desc:	Owner Pays:
Tenant Pays: All Utilities	Tot Ann Exp Inc:
Foundation: Slab	Lease Desc:
Construction: Metal Siding	Special Notes: Aerial Photo, Survey Available
Roof: Metal	Possession: Lease Outstanding
Walls: Metal	
Freight Doors: No Dock	
Street/Utilities: City Sewer, City Water	
Showing: Appointment Only	
Parking/Garage: On Street, Open	

Remarks

Property Description: Located in the heart of Hillsboro's Central Business District is this excellent investment opportunity! Income producing property with recent updates and reconfiguration of the space completed by the current tenants to fit their day care business needs. Ideal for a company needing office space but could have multiple uses. Reception area with 5 rooms plus an office area, fully functioning kitchen, washer and dryer connection, and fenced in outdoor space. Located right off the historic square with shared downtown parking spaces and situated in between 2 well established thriving businesses!

Public Driving Directions: From 35 Head west on TX-171 NE State Hwy 22 W, Turn right onto S Abbott St, Turn left onto E Elm St, property will be on the right

Agent/Office Information

Lst Ofc: JULIE SIDONS REALTORS, LLC **Lst Agt:** [Lacey Whitehouse](#)

Prepared By: Abigail Proulx JULIE SIDONS REALTORS, LLC on 01/04/2024 14:07