



# 401 BOLIVAR ST

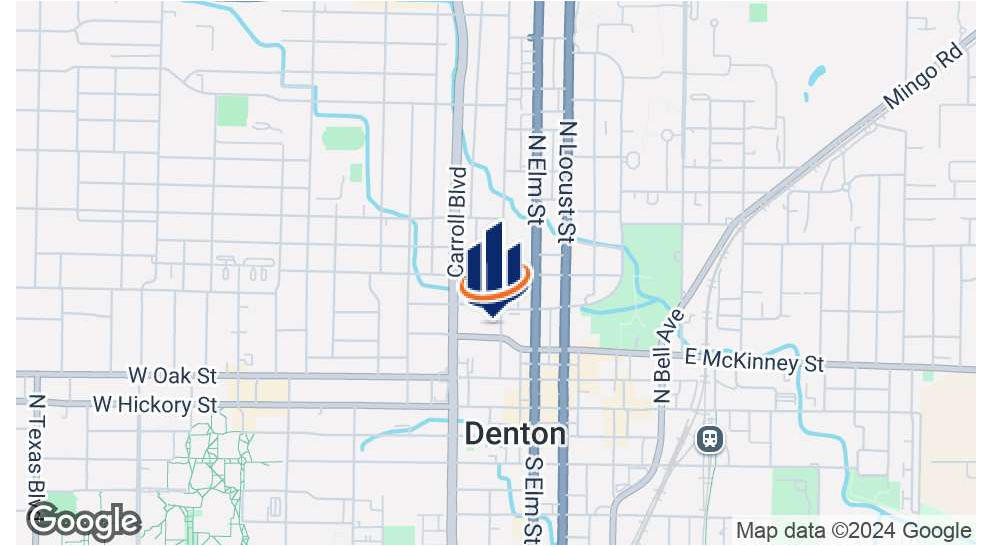
DENTON, TX 76201

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# Property Summary



## OFFERING SUMMARY

Sale Price:	Call for Pricing
Lot Size:	1.95 Acres
Building Size:	37,144 SF

## LOCATION DESCRIPTION

Located in the heart of Downtown Denton, just blocks from the Historic Downtown Denton Square, this property is well suited for a variety of uses or redevelopment. The downtown area is home to several restaurants, shops, and businesses that bring a wide range of visitors to the surrounding area. This hard corner location is fronted by McKinney, Bolivar, and Parkway with access points on all three streets.

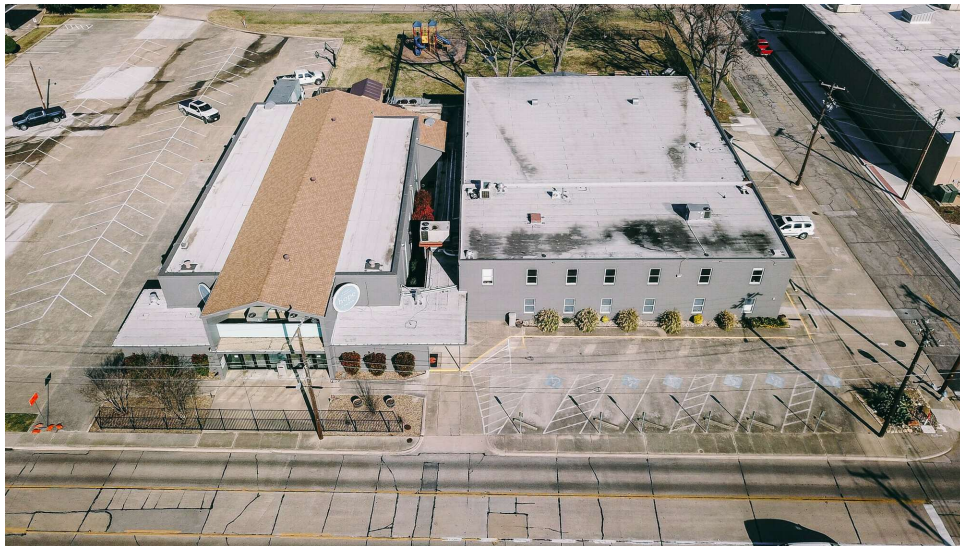
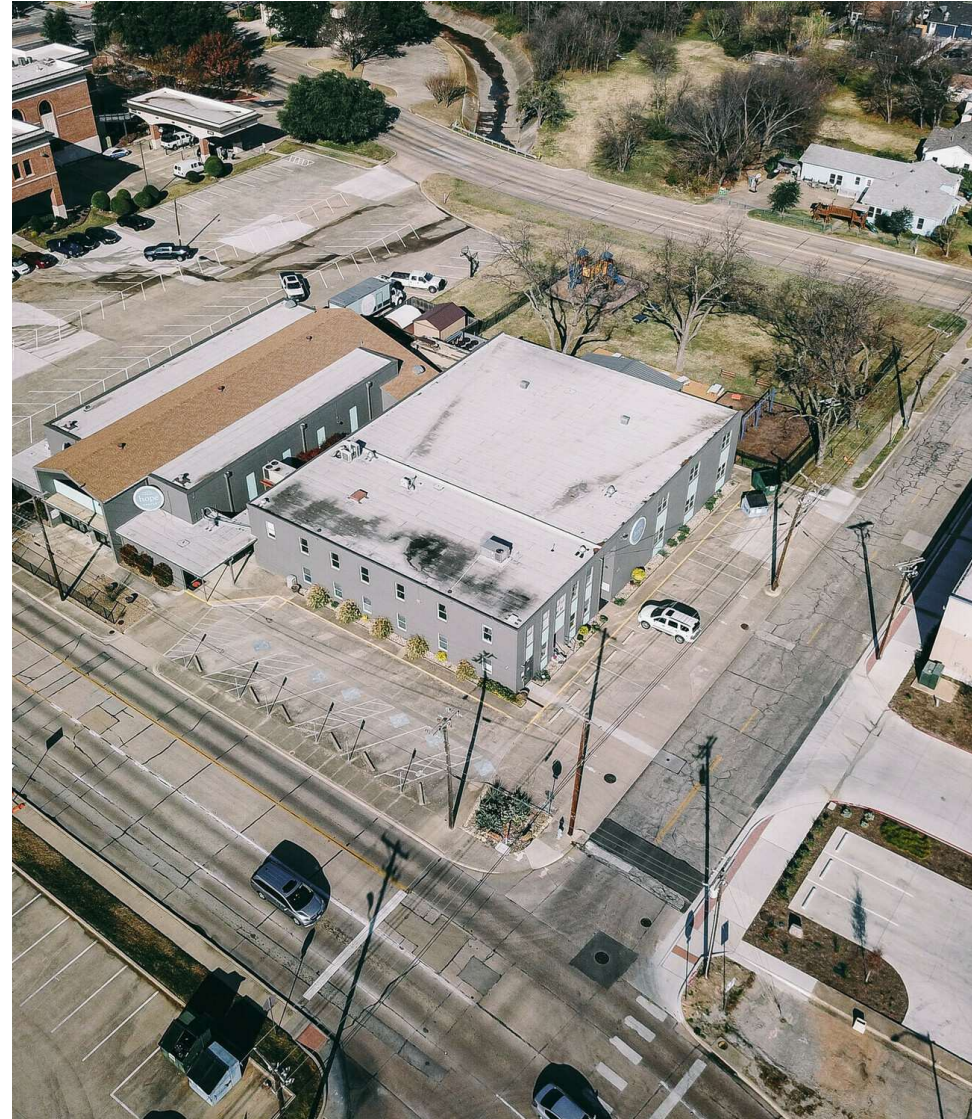
## PROPERTY HIGHLIGHTS

- Highly adaptable layout for diverse tenant needs
- Prime location in the thriving Denton area
- Ample parking for employees and visitors
- +/- 1.95 acre site with potential for redevelopment
- 8,644 SF Sanctuary Building & 28,500 SF Office Building

# Location Map



# Additional Photos



# Location Map

