

**\$495,000**

# COMMERCIAL OFFICE FOR SALE

**206 S. Columbia Dr. West Columbia Tx.**

High Traffic Area  
280' road frontage  
.81 Acre  
2,000 sqft office  
2,000 sqft warehouse

Located on HWY 36 and near HWY 35 intersection with high traffic count. Highway expansion project is currently underway and 2 additional driveway access points to be installed soon. Property is currently operating as a commercial/residential builder. Walmart, HEB, Hotels, Restaurants, and other businesses nearby.



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