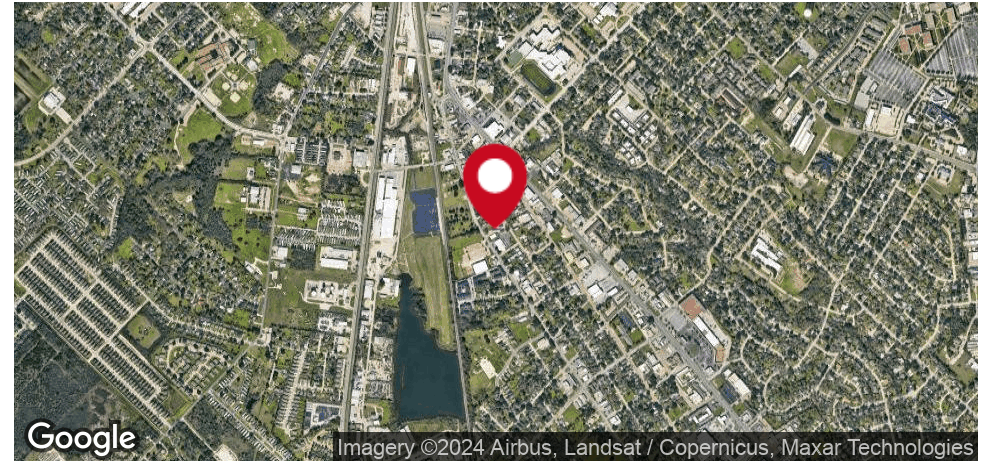


# Executive Summary

1507 S COLLEGE AVE | BRYAN, TX 77801



## OFFERING SUMMARY

<b>Sale Price:</b>	\$515,000
<b>Lot Size:</b>	0.67 Acres
<b>Year Built:</b>	1964
<b>Building Size:</b>	3,300
<b>Price / SF:</b>	\$156.06

## PROPERTY OVERVIEW

3,300 SF standalone building with a deattached garage which sits on .67 acres. The property consists of 3 lots and is well located in the Midtown Corridor. The building features a lobby/reception area, 8 private offices, flex space, kitchenette and 2 restrooms. With 20 parking spaces there is plenty onsite parking. The flexible floor plan and Midtown Corridor zoning allows for a variety of uses.

## PROPERTY HIGHLIGHTS

- 3,300 SF Standalone Building
- Detached Garage
- .67 AC, 3 lot property
- 8 private offices, flex space, kitchenette, and 2 restrooms
- Plenty of onsite Parking
- Midtown Corridor zoning

## RICK LEMONS, CCIM

Broker  
979.221.2929  
rlemons@lkgra.com



Office Building For Sale

# Additional Photos

1507 S COLLEGE AVE | BRYAN, TX 77801



**RICK LEMONS, CCIM**  
Broker  
979.221.2929  
rlemons@lkgra.com



Office Building For Sale

# Additional Photos

1507 S COLLEGE AVE | BRYAN, TX 77801



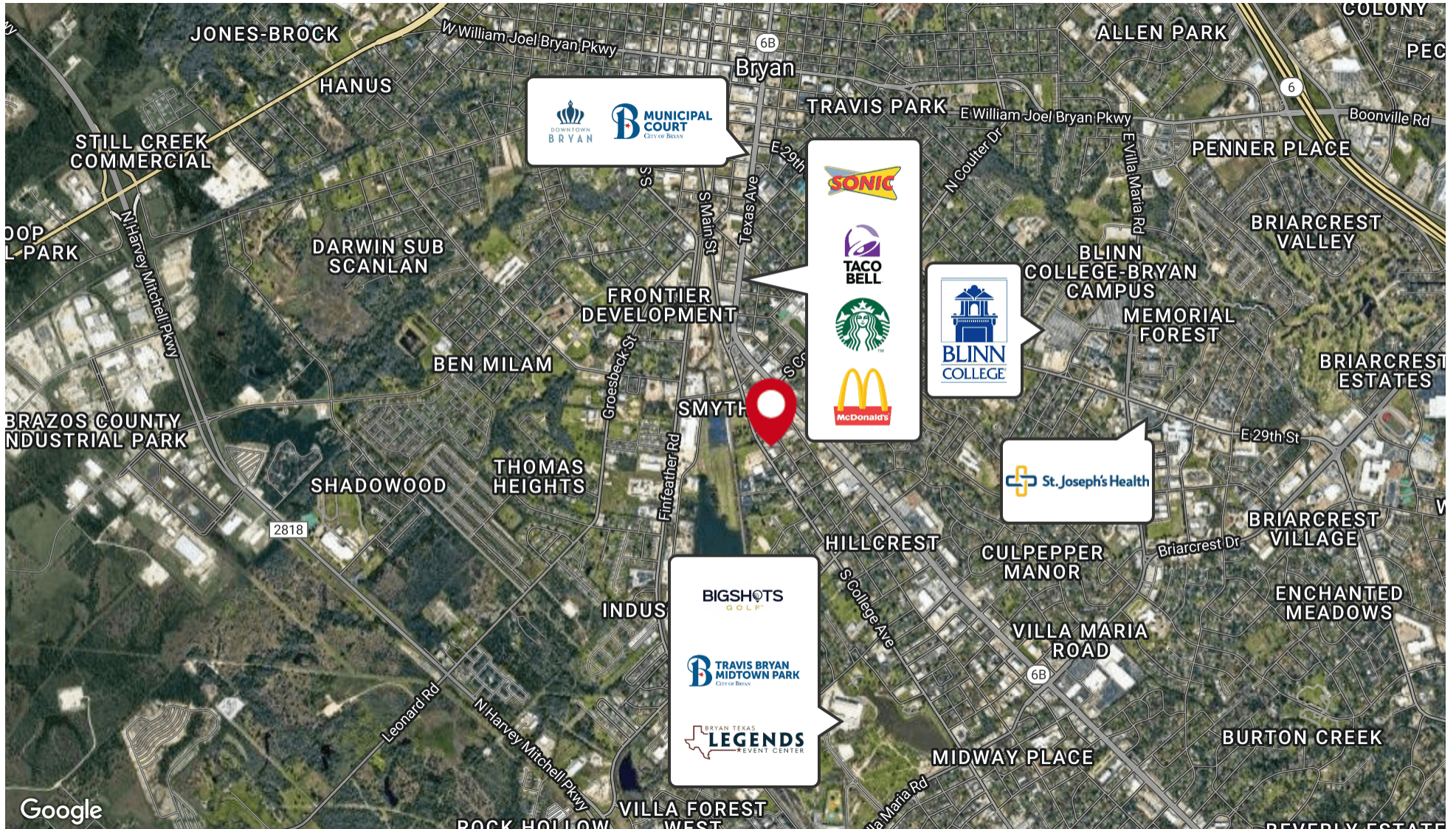
**RICK LEMONS, CCIM**  
Broker  
979.221.2929  
rlemons@lkgra.com



Office Building For Sale

# Retailer Map

1507 S COLLEGE AVE | BRYAN, TX 77801



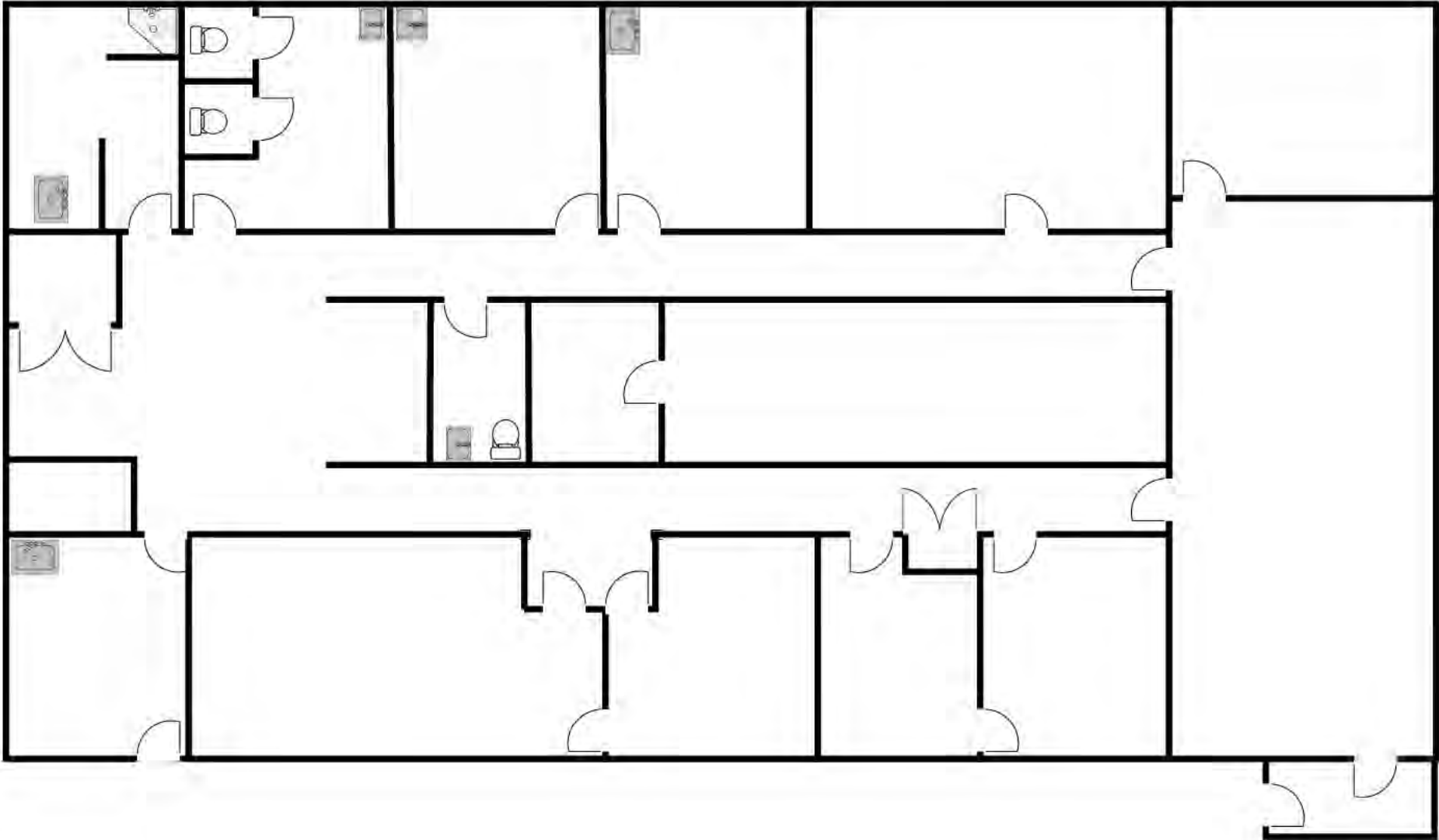
**RICK LEMONS, CCIM**  
Broker  
979.221.2929  
rlemons@lkgra.com



Office Building For Sale

# Floor Plans

1507 S COLLEGE AVE | BRYAN, TX 77801



**RICK LEMONS, CCIM**  
Broker  
979.221.2929  
rlemons@lkgra.com



Office Building For Sale