



13801 LIBERTY ST

MONTGOMERY, TX 77316

\$1,408,730



HEAVY TRAFFIC AREA IN MONTGOMERY

GREAT LOCATION APPROXIMATELY HALF A MILE SOUTH OF HIGHWAY 105 ON FM 149. FARMHOUSE BUILT IN THE 1930'S THAT WAS RENOVATED IN 2022 SITTING ON 1.47 ACRES WITH OVER 200 FT OF FRONTAGE ON FM 149 CURRENTLY USED AS OFFICE SPACE WITH 3 OFFICES SET UP AS WELL AS KITCHEN, TWO FULL BATHROOMS AND TWO SITTING AREAS THAT COULD BE USED AS CONFERENCE AREA OR MORE OFFICE SPACE. BEAUTIFUL LOT WITH MATURE LIVE OAK TREES. CITY UTILITIES ARE AVAILABLE. EASY ACCESS TO 105 WITH A LOT OF EXPOSURE LOCATED NEXT TO MONTGOMERY ELEMENTARY SCHOOL. 1.47 ACRES ZONED FOR COMMERCIAL USING FRONTAGE ON FM 149

LOCATED MINUTES FROM LAKE CONROE

GREAT AREA WITH A LOT OF DEVELOPMENT COMING



FOR INFORMATION CONTACT



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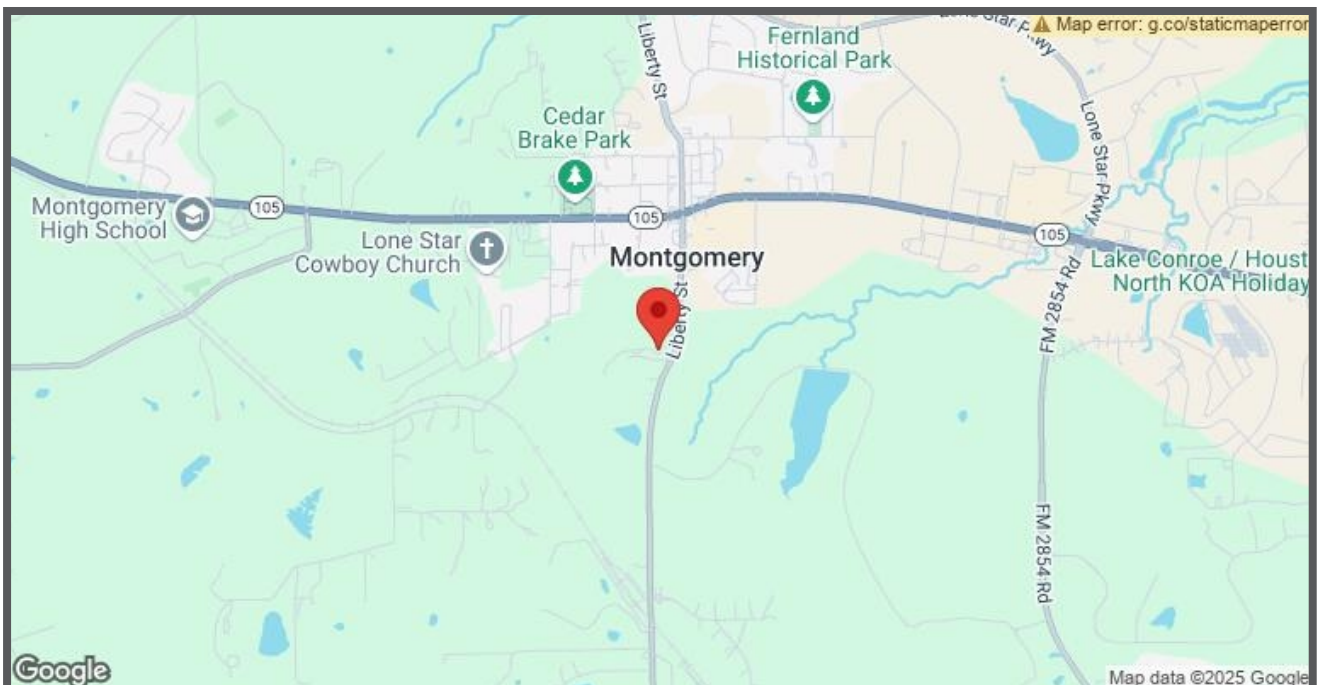
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PRICE:	\$1,408,730
PROPERTY TYPE:	OFFICE
PROPERTY SUBTYPE:	OFFICE / RESIDENTIAL
BUILDING CLASS:	C
SALES TYPE:	OWNER USER
LOT SIZE:	1.47 AC
GROSS BUILDING AREA:	2,342 SF
RENTABLE BUILDING AREA:	2,342 SF
SALE CONDITIONS:	1031 EXCHANGE
NO. STORIES:	1
YEAR BUILT:	1937
TENANCY:	SINGLE
ZONING DESCRIPTION:	COMMERCIAL
APN / PARCEL ID:	0008-01-06400
WALK SCORE:	35 (CAR-DEPENDENT)





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