

# FOR SALE OR LEASE

12885 ALICE LANE, TYLER, TX 75703



## PROPERTY INFO

**Size** 2,400 SF (Can be divided into 2 units)

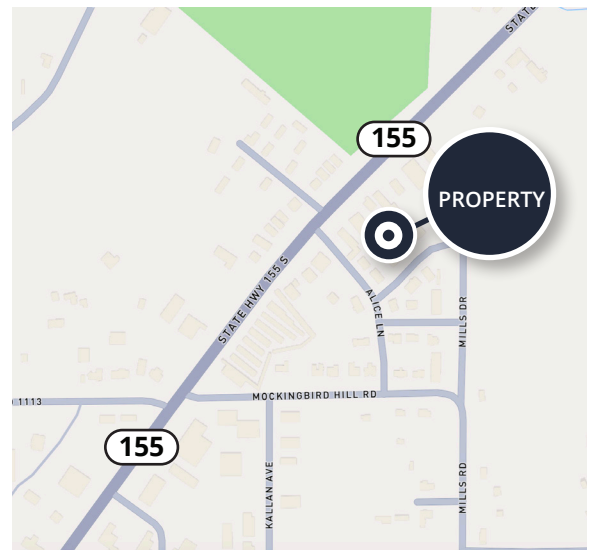
**Sales Price** \$250,000

**Lease Rate** \$2,000/mo NNN for whole building  
\$1,110/mo NNN for 1,200/SF

### Highlights

- 2 grade level bay doors
- Total of 3 offices & two restrooms
- Fenced yard space
- Brand new roof, new asphalt parking lot
- Updated office space w/ new flooring

## LOCATION



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