

GARRITY COMMERCIAL REAL ESTATE

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FOR SALE

- What:** 1.1961 acre land site with 4342 sq. ft. single story office facility (currently occupied as law offices) located at 2914 West T.C. Jester (Key Map #452N). **Shown only by appointment.** Irregular shape includes 200+ ft. frontage & 216 -287 ft. deep.
- Where:** West T.C. Jester (outbound) approximately 1/2 mile north of Loop 610, South of 34th street - key map page 452N - **for sale sign** at site (see site plan on reverse).
- Price:***** \$937,838.16 (land value alone, is approx. \$18.50 psf). Current appraisal supports highest value is for land & location including the of existing structure, which was renovated for office use in 1999. Excellent for **immediate use** by a small law, accounting firms, etc. Future uses include office and multi-family developments.
- Sales Terms:** Primary objective is a cash sale of property with seller's leaseback for two years which will allow him the necessary time to close down his well established law practice, without relocation costs.
- Considerations:** Property is located in 100 year flood way but also in market area where there is strong demand for both residential & commercial development. Full City utilities available.

*** **If sale lease back is included,** seller is willing to pass on his relocation costs and reduce the purchase price by \$287,000 to only \$650,000!!! However, property remains available for **immediate use** at \$937,838.16.

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For more information, contact:

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