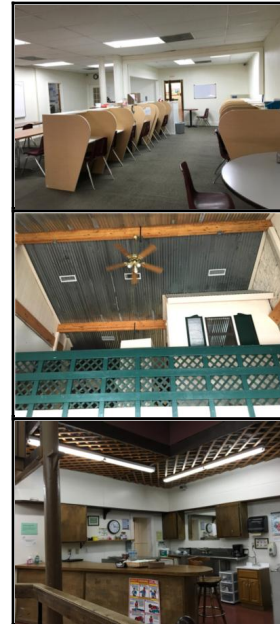


# 16,794 Sq Ft Commercial Building

Dickerson Real Estate | 254-485-3621 | pauladonaho@gmail.com



## Property Address

112 S. Grafton  
Dublin, Texas 76446

## Property Description

**This is a great Commercial opportunity!** Once a school, it is perfect for the same or another great opportunity, such as an event center, dance studio, office complex, and more! The middle of the building is open with a kitchen/break room, abundant storage areas, and plenty of room to move about. The third floor has wood floors and is a great dance floor opportunity for an event or dance studio. Different sized offices or rooms give the opportunity for professional offices or entertainment venue. Bring your imagination as this could be the one! **For additional information contact Paula Donaho at 254-485-3621.**

### Location

- 10 Minutes from Stephenville, TX & Tarleton State University
- Less than 2 hours to DFW Airport
- 1 ½ hours to Abilene, TX

### Property Features

- Perfect Commercial Building for Professional Offices or Entertainment Venue, as well as a School, Church, Dance Studio, Restaurant, Office/Warehouse, or Retail Space
- 3 Stories with Multiple Sized Office Spaces
- Abundant Storage
- Kitchen/Break Room with 2 Sinks, Cabinets, Counter Space, and More!
- Computer Ready, Freight Elevator

## Property Highlights

- Price: \$298,000.00
- Acres: 0.24
- County: Erath
- State: Texas
- Closest City: Dublin
- Property Type: Commercial Land



Paula Donaho  
pauladonaho@gmail.com  
254-485-3621  
150 N. Harbin Dr.  
Stephenville, TX 76401  
PaulaDonaho.com

[landsoftexas.com/listing/3372027](https://landsoftexas.com/listing/3372027)

# 16,794 Sq Ft Commercial Building

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## Building Features

- Building: 16,794 Sq Ft
  - 7935 Sq Ft Main Office Area – 1<sup>st</sup> Floor
  - 924 Sq Ft Additional Office Space – 1<sup>st</sup> Floor
  - 2070 Sq Ft Overlooking Main Office Area/Storage – 2<sup>nd</sup> Floor
  - 5865 Sq Ft Unfinished with Wood Flooring – 3<sup>rd</sup> Floor
- Property Size:
  - 10,350 Sq Ft Lot
  - 21' x 28', 69' x 115', 21' x 87'
  - .238 Acres
- Construction:
  - Foundation: Slab
  - Exterior: Rock/Stone
  - Roof: Metal & Tar/Gravel
  - Interior Walls: Brick, Paneling, Texture
  - Flooring: Wood, Vinyl, Carpet

## Utilities

- Central Air (electric) & Heat (gas)
- City Water, Sewer, & Trash

## **Driving Directions**

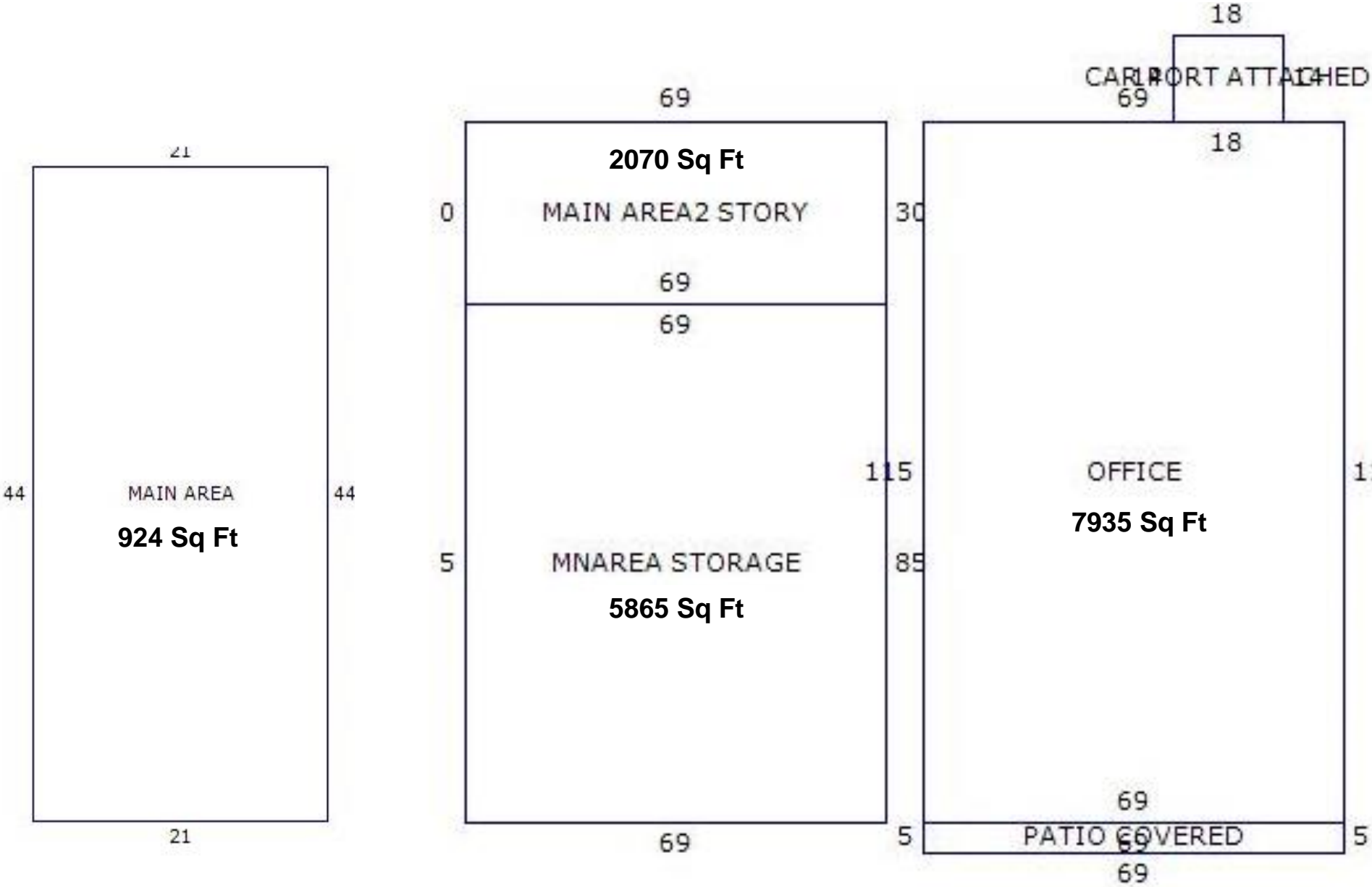
From Stephenville, go southwest on US 377 S, US 67 S. When entering Dublin, highway becomes N. Patrick St. Turn left onto N. Blackjack St. then right on S. Grafton St. Property on right.

# 16,794 Sq Ft Commercial Building

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# 112 S. Grafton, Dublin, TX



## Commercial - Customer Full

MLS#: 13411341    Active    [112 S Grafton ST](#)    Dublin    76446    LP:    \$298,000



|                       |  |                          |
|-----------------------|--|--------------------------|
| Category: Commercial  | Type: COM-Sale                         | Orig LP: \$298,000       |
| Area: 78/1            |  | Low: \$/Gr SqFt: \$17.14 |
| Subdv: Bishop 1st Add |  |                          |
| County: Erath         | Lake Name:                             |                          |
| Parcel ID: R34681     | Plan Dvlpmnt:                          |                          |
| Lot: 3      Block: 1  | Legal: Ac: .224,S9003 BI SHOP 1ST ADD, |                          |
| Multi Prcl: Yes       | MUD Dst: Yes                           | Unexempt Taxes: \$624    |

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|                             |                                 |                 |
|-----------------------------|---------------------------------|-----------------|
| Building SqFt: 16,794 / Tax | Yr Built: 1900 / Preowned       |                 |
| Gross SqFt: 17,391          | Zoning: com                     | #Units: 2       |
| Lot SqFt: 10,350 / Tax      | Multiple Zoning: No             | Stories: 3      |
| Acres: 0.238                | Lot Dimen: 21x28, 69x115, 21x87 | Will Subdiv: No |

|                      |                        |                        |
|----------------------|------------------------|------------------------|
| Business Name:       | Min Lease Rate(SF/MO): | Max Lease Rate(SF/MO): |
| Gross Income: \$0    | Leasable SqFt: 8,859   | Average Monthly Lease: |
| Net Income: \$0      | Leasable Spaces:       | Spaces Leased:         |
| Annual Expenses: \$0 | Lease Expiration Date: | Occupancy Rate:        |
| Income/Expense Src:  |                        |                        |

|                       |   |                      |   |
|-----------------------|---|----------------------|---|
| Building Use:         | Church, Food Service, Historical District, Medical, Office, Office/Warehouse, Restaurant, Retail, Schools, Storage Warehouse, Wholesale | Alarm/Security Type: | Smoke Detector  |
| Inclusions:           | Land & Improvements   | Ceiling Height/Type: | 11 to 14 Feet, 15 to 20 Feet, 8 to 10 Feet, Suspended |
| Lot Size/Acreage:     | Less Than .5 Acre (not Zero)  | Flooring:            | Carpet, Vinyl, Wood                                   |
| Topography:           | Level   | Heating/Cooling:     | Central Air-Elec, Central Heat-Gas                    |
| Road Frontage Desc:   | City  | Green Features:      |   |
| Foundation:           | Slab  | Green Certification: |   |
| Construction:         | Common Wall, Rock/Stone   | Tenant Pays:         |   |
| Roof:                 | Metal, Tar/Gravel   | Owner Pays:          |   |
| Walls:                | Brick, Paneling, Texture  | Tot Annual Exp Inc:  |   |
| Street/Utilities:     | City Water, Curbs, Individual Gas Meter   | Special Notes        | Aerial Photo  |
| Property Association: |   | Possession:          | Closing/Funding, Negotiable                           |
| Parking/Garage:       | On Street   |                      |   |
| Features:             | Computer Ready, Freight Elevator, Inside Storage, Telephone   |                      |   |

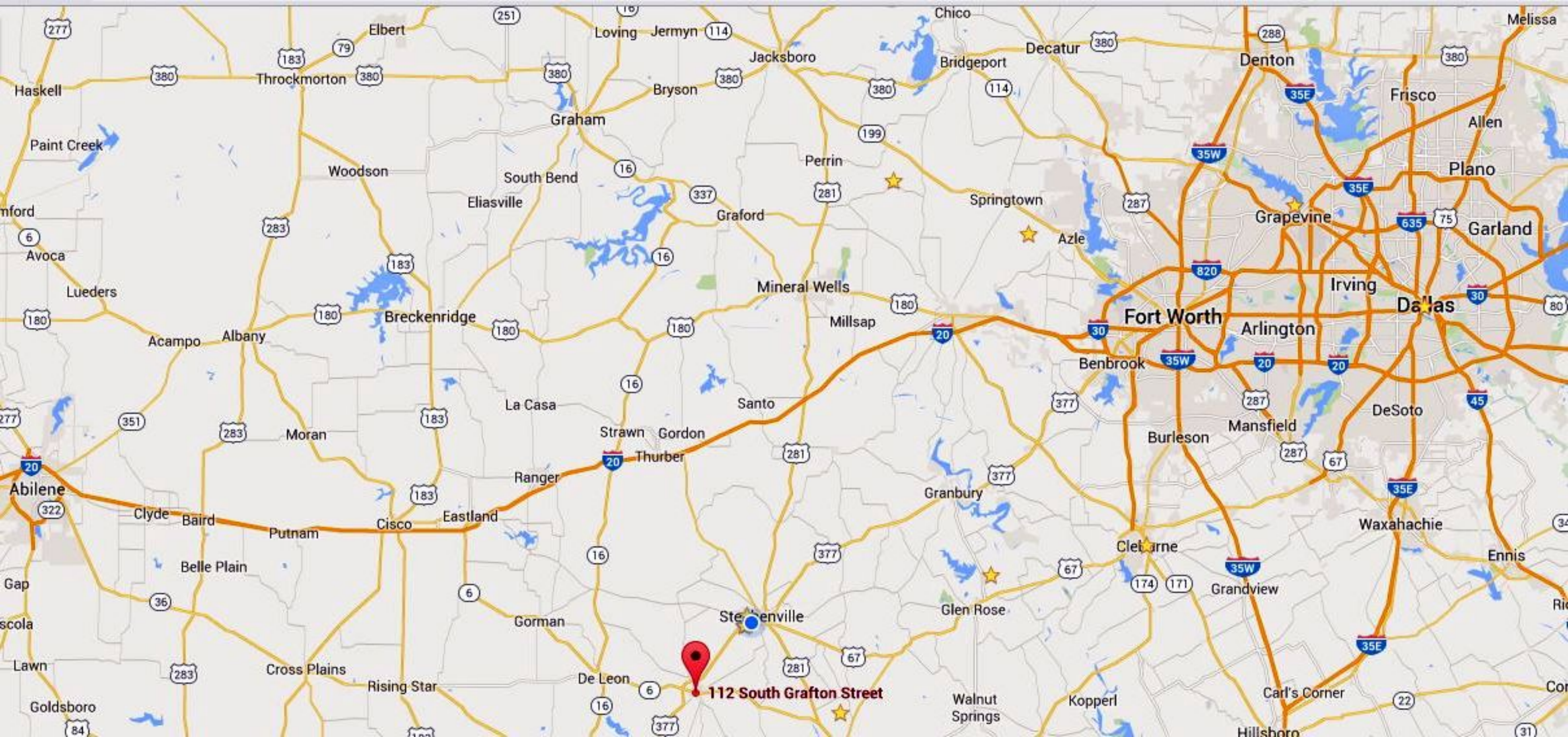
**Property Description:** Great Commercial opportunity. Once a school, it is perfect for the same or great opportunity for an event center. Middle of building is open with a kitchen area nearby, abundant storage areas, and plenty of room to move about. Great dance floor opportunity on 3rd floor or make it a studio. Different sized offices or rooms give opportunity for professional offices or entertainment venue. Bring your imagination as this could be the one.

**Public Driving Directions:** US Hwy 377, South on Hwy 6, right on Grafton, see property on right.

List Office Name:                      Dickerson Real Estate                      List Agent Name:                      PAULA DONAHO

Prepared By: DAVE DICKERSON / Dickerson Real Estate on 2016-07-14 12:46

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112 South Grafton Street