



Information is for entertainment purposes only. All information to be verified by buyer.

113 and 117 Souder Drive, Hurst, TX 76053

Property is available for sale or lease. Short term leases available for \$3750, long term for \$3250.

Brokers are protected to 3%. Owner side to be handled by lawyer.



Information is for entertainment purposes only. All information to be verified by buyer. Please note! Main building offices are 8' ceiling. A remodel would be complicated by existing plaster on expanded metal ceiling at 9'8".

Buyer is open to a trade for an Auto Body or Mechanic shop with at least three through doors.

Bordering to the north is two above-ground water tanks owned by Hurst, TX (no noise complaints). Property is bona fide industrial zoning. TX-10 is the designation. This is not a building in a warehouse or light-industrial district with office park rules.

Plenty of off street parking in fully enclosed gated area with a locking gate. Amenable neighbors, one is the city, two vacant, one rented to a tow company. The second building is a shop with three phase 250V power and over a dozen outlets, but only a window A/C for cooling at the moment. It would be easy to convert to a mini-split though.

The main building is CMU with a stick built addition in back. Two A/C systems for the front, one in the back. Building is piped for gas but set up without right now, one of the main building A/C units is a heat pump and that takes care of heat for the front in winter no problem. All A/C units are various stages of old but working fine.

The pavement is in need of repair. Mostly under the fence and along the porch area sidewalk in front of the building. I was busy and it got ahead of me so I took a picture so you could see the extent of the problems. Usually I just spray ground clear every few months.

