



Patterson Agency
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MLS	13412886	Address:	2701 Washington St.
Purchase Price	\$245,000	Lease:	\$2400 Per Month - Triple Net
Survey Name and Abstract Number:	Part of Block 16 - City of Greenville		
Building Name:	Originally Mutual Savings & Loan		
Total Building Area:	3648 Sq. Ft.	Construction Date:	Pre-Owned
Total Office Area:	3648 Sq. Ft.		
Building Dimensions:	36' X 99'	Total Land Area:	.137 Ac - 5967 Sq. Ft.
Former Use:	Savings & Loan & Law Office	# of Floors:	1
Taxes:	Approx \$2975		
Utility Services:			
Natural Gas:	Atmos	Water:	GEUS
Electricity:	GEUS	Sewer:	GEUS
Security System:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Phone: AT & T

Property Description

Will sell or lease. Consider financing for Buyer credit worthy in Sellers sole opinion. \$15,000 down pmt. Up to 20 yr. term, 8% interest, mo. pmts. Lease at \$2400 month triple net tenant paying all cost to occupy and maintain. Furniture available at extra cost. Nice well located office bldg. 1 block from courthouse. Originally a savings and loan. Renovated for office. Vault still operational. Nice and unique facility in good location.

Directions

On Southwest corner Washington and St. John Streets. One block west of Hunt County Courthouse.

Charlie Patterson 903-455-9414

The information contained herein is furnished by the owner to the best of their knowledge, and from other sources deemed reliable, but is subject to verification by purchaser or other interested parties. Century 21 Patterson Agency and/or its agents assumes no responsibility for the correctness of any information herein. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal from the market without notice. In accordance with the law, this property is offered without regard to race, color, creed, sex, national origin, physical limitation or familial status.



Front



St. John Street Along East Boundary



Rear of building



Rear East Side



Office



Office



Office



Central Clerical Area



Hallway



Break Room



Large Open Room for Storage or other use



Large open room at rear of bldg.



Ceiling treatment in office- Is removable



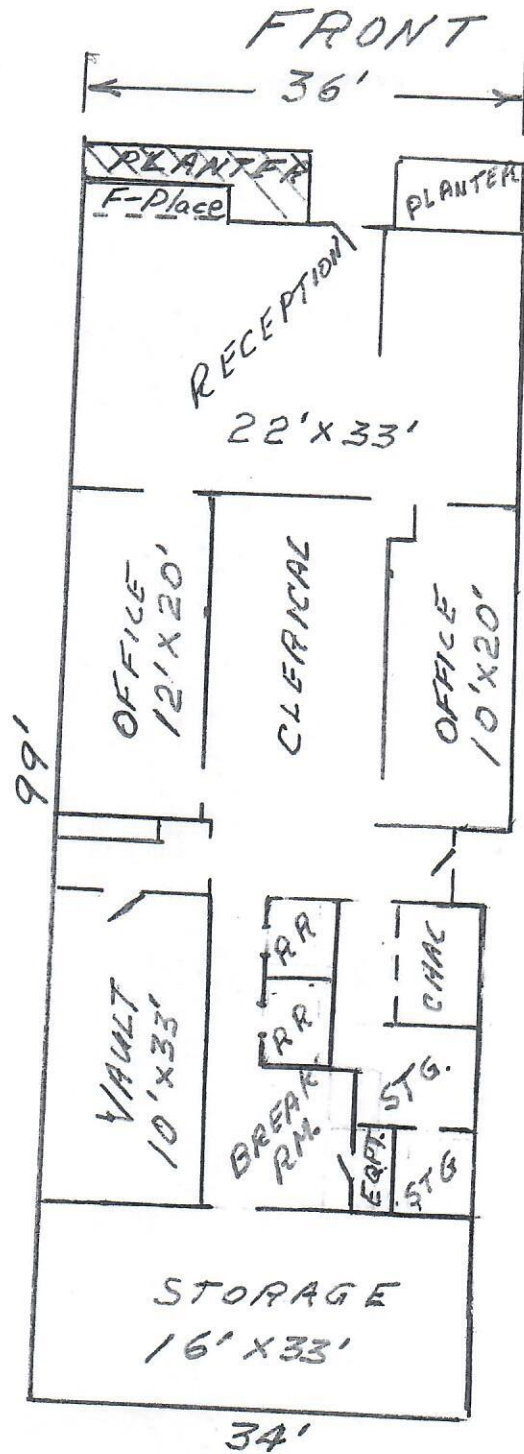
Gas Log fireplace in reception area



Reception Area



Reception Area



SKETCH OF BUILDING FLOOR PLAN. DIMENSIONS ARE APPROXIMATE AND NOT GUARANTEED CORRECT.

LEGAL DESCRIPTION

BEING all that certain lot, tract or parcel of land situated in the City of Greenville, Hunt County, Texas, being part of Block 16, City of Greenville, and being more particularly described as follows:

BEGINNING a an "X" found cut in concrete at the northeast corner of said Block 16, said corner being at the intersection of the south line of Washington Street (a 60 feet in width right-of-way) with the west line of St. John Street (a 40 feet in width right-of-way);

THENCE S 00°00'00" W with said west line of St. John Street 124.34 feet to an "X" cut in concrete, for a corner;

THENCE S 89°35'50" W 48.00 feet to an "X" cut in concrete, for a corner;

THENCE N 00°00'12" E with the back of a concrete curb 124.65 feet to an "X" cut in concrete in the south line of Washington Street, for a corner;

THENCE N 89°58'02" E with said south line 47.99 feet to return to the Place of Beginning, containing 0.137 acres of land and also being known as 2701 Washington Street.

SURVEYOR'S CERTIFICATE

I, Jerry Wisdom, Registered Professional Land Surveyor, State of Texas, hereby certify that the plat hereon is a true and correct representation of the property as determined by survey upon the ground, the lines and dimensions of said property being indicated by the plat, the improvements are within the boundaries of the property set back from the property lines the distances indicated and there are NO VISIBLE ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the plat.

Jerry Wisdom
R.P.L.S. No. 3646

Date: June 20, 1996
Scale: 1" = 20'

WISDOM ENGINEERING, INC.
Engineering and Surveying
2616 Stonewall Street
P.O. Box 848
Greenville, Texas 75403-0848
(903) 455-0202

NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48231C0180 E DATED SEPTEMBER 4, 1991, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY DOES NOT LIE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN, EXCEPT AS SHOWN ON SURVEY PLAT.