

STEVE ROBERTS REALTY

Commercial – Industrial – Ranch - Land - Investment

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RETAIL SHOWROOM/ WAREHOUSE BUILDING SALE OR LEASE OFFERING

PROPERTY ADDRESS : 121 N. Wright Street, Alice, TX 78332

LEGAL DESCRIPTION : Lots 1 thru 5, Block 12, Alice Townsite,
city of Alice, county of Jim Wells, Texas

SITE SIZE : ± 35,000 total SF
± 250 FF on 2nd St by 140 FF on Wright St
+- 20' wide alleyway on north side

IMPROVEMENTS : ± 16,125 SF Total building area (JWCAD)
Building area consists of three contiguous buildings with
the front showroom and warehouse measuring +- 3000 SF in showroom area and 9,000 SF
in warehouse for +- **12,000 SF**. Construction is cc slab, CMU block walls with steel framing
and flat roof with 12' EH. Two restrooms. One side alleyway 10 x 10' OHD, Asphalt parking
lot for +- 25 vehicles.

The rear buildings are connected to each other building by framed openings and have a
total of +- **4,125 SF**. Construction is cc slab, CMU block and steel framing, wood rafters with
flat and sloped roofs No CH/CA or flooring cover. One restroom and small 600 sf office or
front showroom area. Overall condition of property is average condition.

SALE PRICE : \$ 325,000
UNIT PRICE : \$ 20.15/SF ±
LEASE PRICE : \$2,400/mo or \$0.15/sf net
ZONING : "B-4" Business District
UTILITIES : All city utilities on site
TAXES : 2016 AV \$288,046 '16 Tax ± \$8,052

LISTOR: Jim Villaume, CCIM, MAI

INSPECTION: Call Listor

COMMENTS: Located on corner of Wright and 2nd Street with alleyway on north side just
two blocks from Main Street downtown. This building could accommodate multiple uses for
retail-warehouse, wholesale, storage, auto repair, service industry such as electrician,
plumber, small fabrication etc. Will owner finance to creditable buyer.

The information contained herein has been obtained from reliable sources, however, no representation or warranties, either
expressed or implied, are made as to the accuracy thereof; the property is subject to change in price, withdrawal from the
market or prior sale without notice.

