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1100 Judson Rd., Suite 400
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FOR SALE OR LEASE

- ♦ 2 Adjoining Medical Offices
- ♦ 4,317 Total Sqft.
- ♦ Built in 1969 & 1970
- ♦ 1405 Renovated In 2003
- ♦ Located In Central Longview

1405 & 1409 McCann Rd. Longview, TX 75601

Although this information has been acquired with customary care from sources deemed to be reliable, Broker makes no guarantees with regard to prices, interim sales, withdrawal from market as well as other events over which Broker has no influence or control. Furthermore, no guarantees are given with regard to the value of this investment proposal, and the Broker recommends the potential buyer consult with advisors for the business, tax and legal aspects before making a final decision.





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Executive Summary



Property Overview

1405 & 1409 McCann are two adjoining medical office buildings located in the Brookwood Dental Center. Great location in Central Longview. Building can be sold separately or as a package. Sale will include pro-rata share of common area parking lot to the south. 1405 McCann has a total of 2,232 sqft. 1409 McCann has a total of 2,085 sqft. 1409 McCann Rd. is leased month to month to a dental school for \$1,600 per month.

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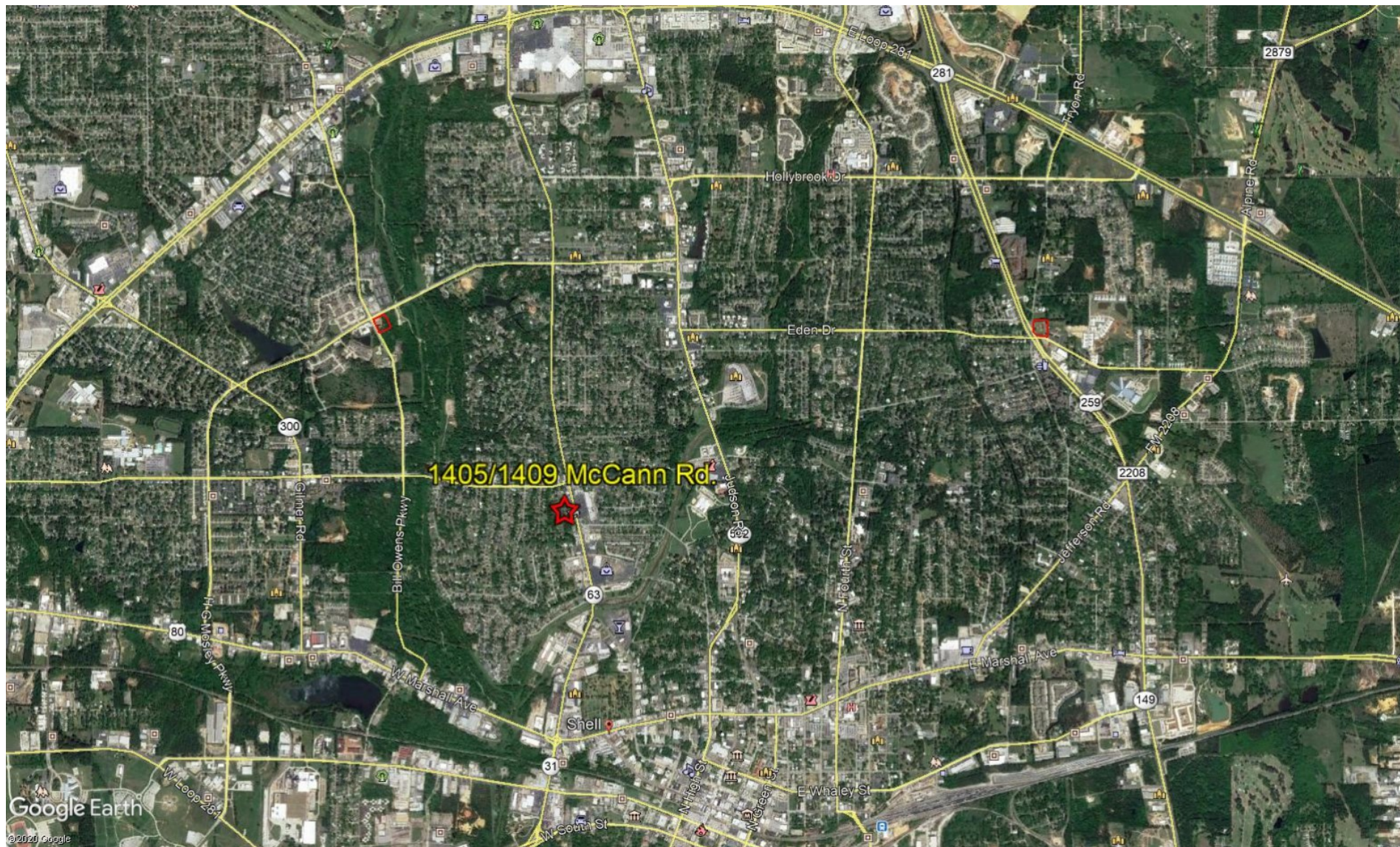
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Location Map



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Aerial View



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Photos

