

SCOTT BROWN COMMERCIAL

SALES / LEASING / INVESTMENT / ASSET MANAGEMENT
1400 Dallas Dr, Denton, TX 76205 / (940)320-1200 / (940)320-1201 Fax

PROPERTY SUMMARY

PROPERTY:

815 N Locust – Locust Street Inn

TYPE/ZONING:

Commercial / Retail – Office – Hotel – Bed & Breakfast

LOCATION:

815 N Locust St., Denton, TX 76201 - Just N of Historic Downtown Square

CONFIGURATION:

Current – 1st floor three large open rooms, restroom and large kitchen area – approx 1,856 SF. 2nd Floor – Five (5) large rooms/bedrooms all have restrooms within or attached to the bedrooms approx 1,856 SF.

Exterior Apartment - approx 588 SF – Large open area, large private restroom.

SIGNAGE:

Available per City Approval

SIZE:

Total 4,300 SF 3,712 SF – Main House 588 SF - Apartment

AVAILABLE:

Immediately

LAND:

0.26 AC

FRONTAGE/ ACCESS:

Elm St.

VISIBILITY:

High visibility –Elm is major inbound artery to downtown Denton.

UTILITIES:

All existing to the property

TAXES:

Tax Parcel ID R163052
2016: \$6,851.00

SIGNAGE:

Tenant may take over existing signage out front

PRICE:

\$549,000.00 \$128.00 / SF

TERMS:

Cash at Closing

LISTED:

Loop Net, Xceligent, CoStar, Denton Sites, Many websites

COMMENTS:

Established Bed & Breakfast blocks from Historic Downtown Denton. Originally built in 1912 and is a Historical Landmark. Numerous updates through out the property including new roof. Ideal for any Bed & Breakfast / Hotel operator or professional office/retail or live/work conversion. Great opportunity in growing area, this wont last long.

CONTACT:

John Withers, CCIM 940-320-1200 john@sbpcommercial.com

Information contained herein was obtained from sources deemed reliable; however, Scott Brown Commercial and/or the owner(s) of the property make no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior sale or lease or removal from the market for any reason without notice.