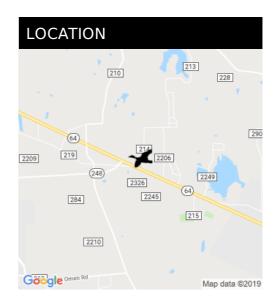
# **Professional Medical/Office Building**

12295 Hwy. 64 E., Tyler, TX 75707







Office: For Sale

# OFFICE BUILDING FOR SALE

Total SF: 3,948 Total Acres: 3.099

Sales Price: \$445,000.00 Total Price

#### Contact

## Hagan Baker

Associate - Office, Medical & Retail hagan@draketexas.com

### **Features**

- Professional Medical/Office space; Approx. 3,948 sf on 3.099 +/- ac.
- Medical Build-Out; Stucco Exterior; Built in 2007
- Current setup includes: waiting room, reception/records, two ADA restrooms, six exam rooms, two physician offices, procedure room, x-ray room, break-room, flex/storage space
- Building has front and rear access; 28 parking spaces
- Sits on beautiful wooded lot; Pylon signage on Hwy. 64; Corner location
- Curb cut on Hwy. 64 and curb cut on Morris Road
- Outside the city limits;Â Provides great visibility from the highway
- The property is located on the north side of Highway 64.
  Approximately four miles east of the Loop 323 and Highway 64 intersectionÂ

