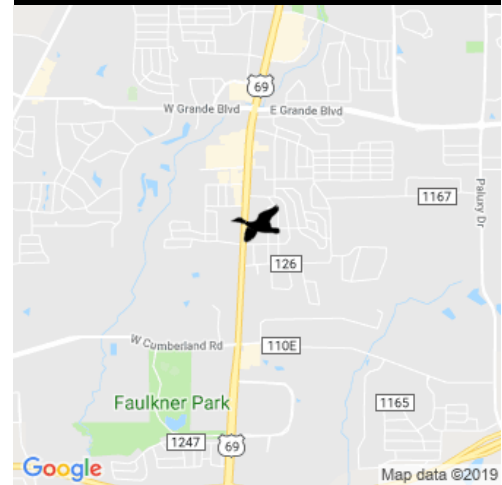


South Tyler Office Building

116 E. Heritage Dr., Tyler, TX 75703



LOCATION



OFFICE BUILDING FOR SALE

Total SF: 8,375
Total Acres: 1.04
Sales Price: \$725,000.00 Total Price

Contact

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Features

- South Tyler Office Building Available;Â Approx. 8,375 SF on 1.04 ac. +/-
- Brick veneer exterior on concrete slab foundation
- The current configuration includes 7 suites. There are currently 4 tenants on short-term leases. The entire building consists of 18 offices, file/storage rooms, work rooms, four reception rooms, a conference room, and a large common lobby area.Â
- Adequate open surface parking
- Pylon Signage on Heritage Drive visible from South Broadway Ave.
- Built in 1979 with interior updates
- Less than 500 feet from S. Broadway Ave.
- Excellent location in the heart of Tylerâ€™s growing commercial development
- Great opportunity for either owner/user or investor