

# 7300 sf on 1.16 Acres Near Downto...

225 N Frazier St, Conroe, TX 77301

Presented By:  
Andora Real Estate



# 7300 sf on 1.16 Acres Near Downtown Conroe!

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## Property Details

Freestanding Multi-Purpose Commercial Building near Downtown Conroe on high-traffic N Frazier (Hwy 75) corridor. +- 7,280 sf main building with attached +- 450 sf Warehouse /Storage Building. Building sits on +- 1.16 acres of land, partially paved and partially wooded which the Tenant can clear and possibly fence for their own use. Landlord offers space based on Base Rent utilizing these square footage amounts. Former retail wholesale liquidation outlet for more than 30 years. High visibility and great site access via two curb cuts; one on N Frazier and another off Metcalf which is a connector street to W Davis Street (Hwy 105). Building will need significant interior and exterior cosmetic work. Landlord will consider moderate Tenant Improvement Allowance, subject to tenant creditworthiness, term of lease and the Tenant's contribution toward renovation.

**Price: \$16.20 /SF/Yr**

- Excellent Visibility & Access off high-traffic corridors
- Leased property includes large 1.16 acre lot.
- Near Downtown Conroe, Tx, County Seat of Montgomery County

View the full listing here: <https://www.loopnet.com/Listing/225-N-Frazier-St-Conroe-TX/15672066/>

Rental Rate:	\$16.20 /SF/Yr
Property Type:	Retail
Property Sub-type:	Freestanding
Gross Leasable Area:	7,301 SF
Year Built:	1950
Walk Score ®:	71 (Very Walkable)
Taxes:	\$0.06 USD/SF/Mo
Rental Rate Mo:	\$1.35 USD/SF/Mo

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## Listing space

### 1st Floor

Space Available:	7,301 SF
Rental Rate:	\$16.20 /SF/Yr
Date Available:	Now
Service Type:	Triple Net
Space Type:	Relet
Space Use:	Retail
Lease Term:	3 - 10 Years

Freestanding building, open span floor plan. MCAD indicates Main Bldg - 7,280 sf (Built 1950) + Support adjoined Warehouse Building - 450 sf (Built 1960), for a total of 7,730 gross sf. One full restroom. Electrical and plumbing run along north side interior of building. 12' clear height below existing dropped ceiling. Space served by three functioning package HVAC units of varying age and size totaling approx 7 tonnes of capacity.

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## Location





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## Property Photos



225 N Frazier South Side w WH Door Pic 1



225 N Frazier Main Pic 1



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## Property Photos



225 N Frazier South Side Pic 1



225 N Frazier North Side Pic 1

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## Property Photos



225 N Frazier Front Pic 1

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