

Office/Retail Buildings for Sale or Lease

**New
Reduced
Price!**



12213/12215 E. Trent & 3611 N. Cement Rd.

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CANTU
COMMERCIAL PROPERTIES LLC

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- **Two Buildings & Three Parcels**
- **20,937 SF Land**
- **The North West Corner of Pines & Trent**
- **Good Parking, Great Exposure & High Traffic Counts**
- **Combined Main Floor Space For All Three Buildings is 4,352 SF**
- **Additional 1,635 SF Unfinished Basement Can Be Used for Storage**
- **1,783 SF Of Retail Space Available For Lease \$950.00 NNN/MO**
- **Landlord Will Lease Back 1,635 SF For \$2,000.00 NNN/MO**
- **960 SF Leased Month to Month for \$540.00 NNN/MO**
- **Zoning: Mixed Use Center**

Sale Price \$495,000

(Owner Can Carry Contract)