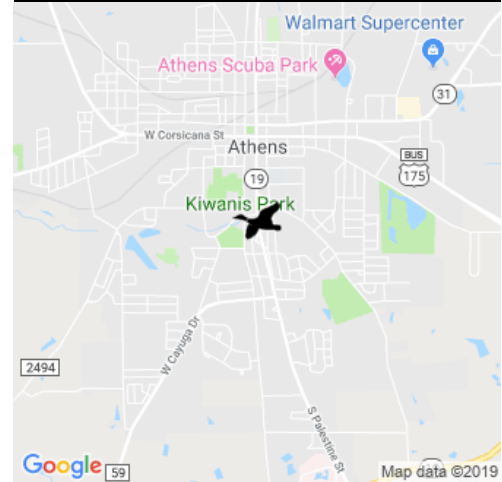


Central Business District Office Building

201 Saint Thomas Dr., Athens, TX 75751



LOCATION



OFFICE BUILDING FOR SALE

Total SF: 2,921
Total Acres: .358
Sales Price: \$277,500.00 Total Price

Contact

Hagan Baker
Associate - Office, Medical & Retail
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Features

- Professional office space;Â Approx. 2,921 sf Â on 0.358 +/- ac.
- Brick veneer, pier and beam, shingle roof, two levels
- Main level is 1,780 square feet with entry, 4 offices, conference room, break room, and 2 restroomsÂ
- Second level is 1,141 square feet with 4 offices, storage/file room and bath
- Interior finish-out is wood and ceramic tile flooring and painted sheetrock wallsÂ
- Interior has recently been remodeled and in good condition
- Â Zoned Râ€”Retail District;Â Adequate asphalt parking;Â Pylon Signage
- At the corner of Saint Thomas Drive and South Palestine Road
- Just south of downtown Athens;Â Great visibility