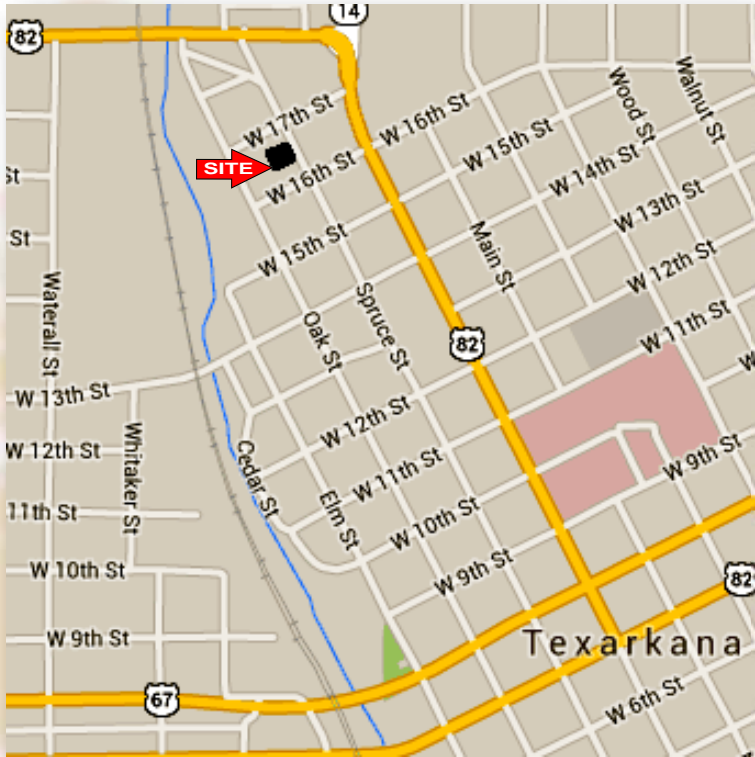


FOR SALE - OFFICE BUILDING

1611 Spruce Street, Texarkana, Texas 75501



LOCATION: The Property is located on the west side of Spruce Street between 16th and 17th streets.

FLOOD HAZARD: No portion of the property is in the FEMA floodplain.

SIZE: Approximately 4,000 square feet of improvements on approximately 0.4 acres.

JURISDICTION: The City of Texarkana

UTILITIES: All public utilities are available with the possible exception of gas.

PRICE: Negotiable - Make Offer

ZONING: C-Commercial = uses such as: offices, private club, dance hall, day care, motor freight terminal, auto parts, auto paint & body, gas station, tire store, pawn shop, restaurant, dry cleaning plant, light mfg., etc., etc.

COMMENTS: This bldg. is currently rented on a month-to-month basis to ArkLaTx Vending (Tony Asbille) @ \$1,000. per mo. gross. Need to double check the roof condition.

**McALLISTER
& ASSOCIATES**

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

CONTACT John Doyal
Office: (512) 472-2100
JohnD@matexas.com

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Subject



Subject



Street view to left



Street View to right



Across street