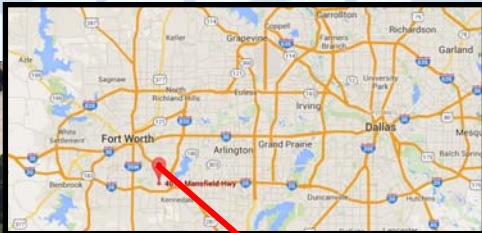


Retail Buildings / C-Store

4016 Mansfield Hwy; Forest Hill, TX
Two Viable Business Locations
1.519 total acres; Mansfield Hwy. Frontage
\$800,000



- ◆ **Buildings: 2,624 sf Smoke Shop AND 5,447 sf Butcher Shop**
- ◆ **Number of parcels: 5**
- ◆ **F1 Commercial**
- ◆ **Class: Retail/General/Specialty**
- ◆ **Adjacent parking, shipping/receiving, and room to expand!**

Another Great Investment Opportunity from:

Tom Lawless, Broker | tlawless@harvardco.com | Direct: 817-808-3246

The information contained herein has been secured from sources deemed reliable. However, Harvard Companies, or its associated companies, employees, or representatives make no guarantees, warranties, or representations as to the completeness or accuracy thereof. References to square footage or age are approximate only. The buyer/lessee must verify all the information contained herein and bear all risks for any inaccuracies.

3500 Oak Lawn Ave Suite 325 | Dallas TX | 75219 214-373-0007 | www.HarvardCo.com



5,447 sf
Butcher Shop
with
Refrigeration
and Cutting
Equipment

2,624 sf
Smoke Shop

Property has
room for
expansion,
plus shipping/
receiving
space



Financial Data Available for the Previous 3 Years

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Working Butcher Shop



5,447 sf
1.519 total acres

**Refrigeration and
Cutting Equipment**

**Shipping &
Receiving**

Room to Expand



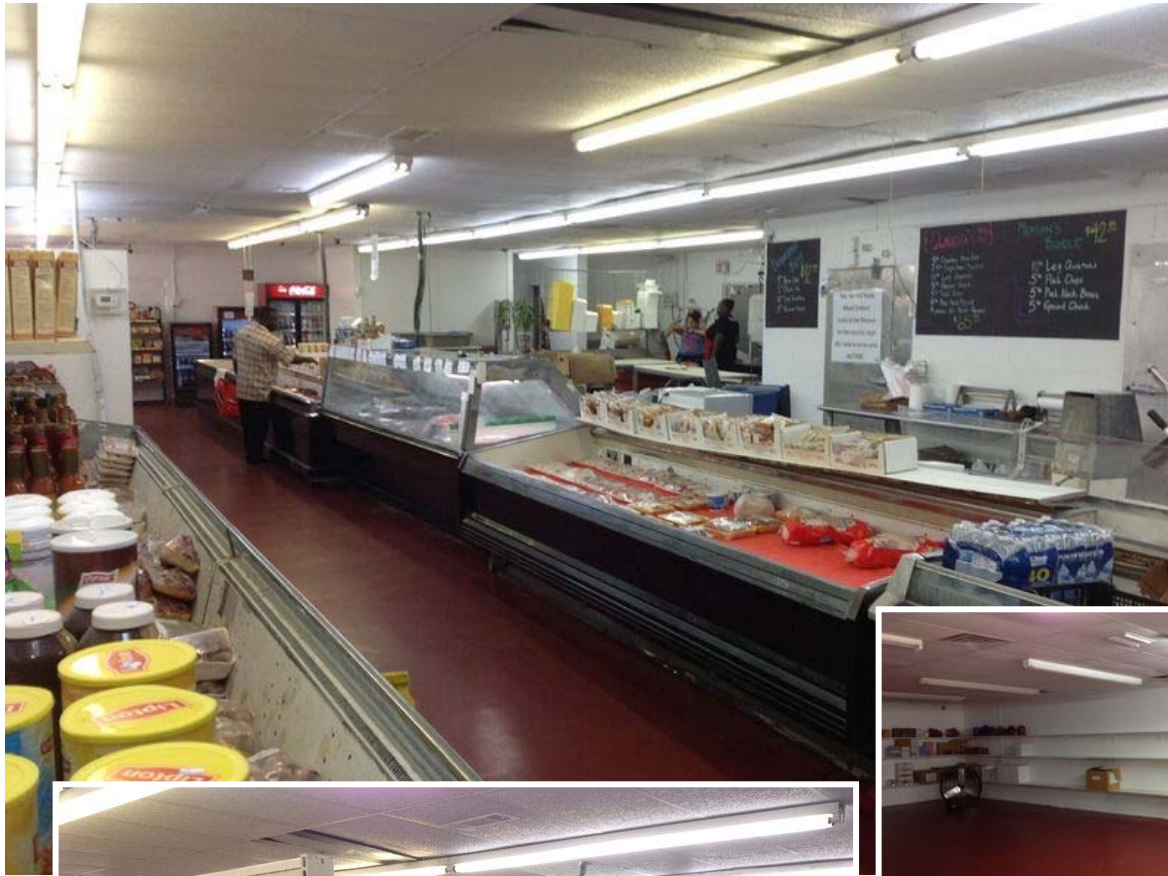
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Working Butcher Shop



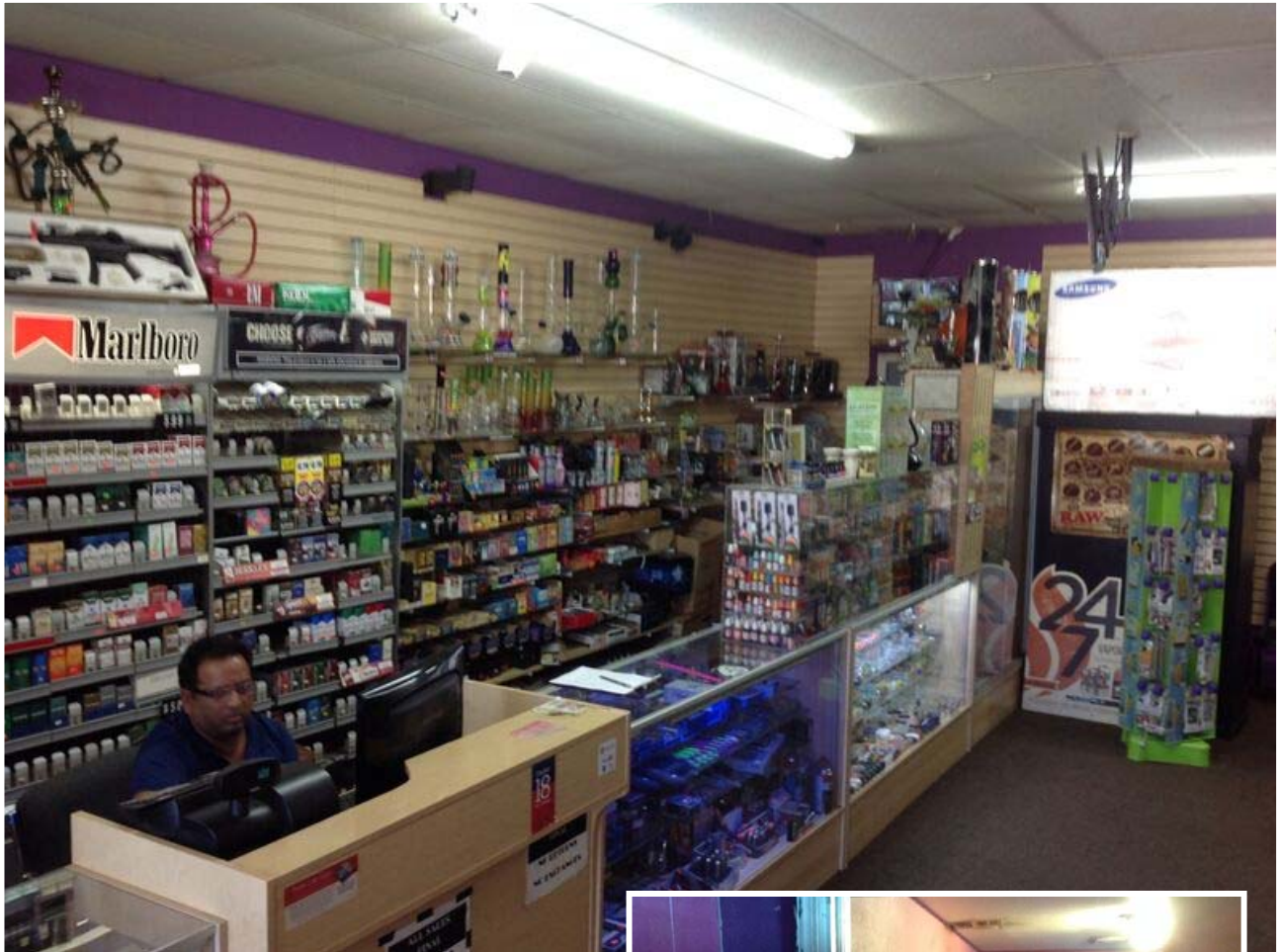
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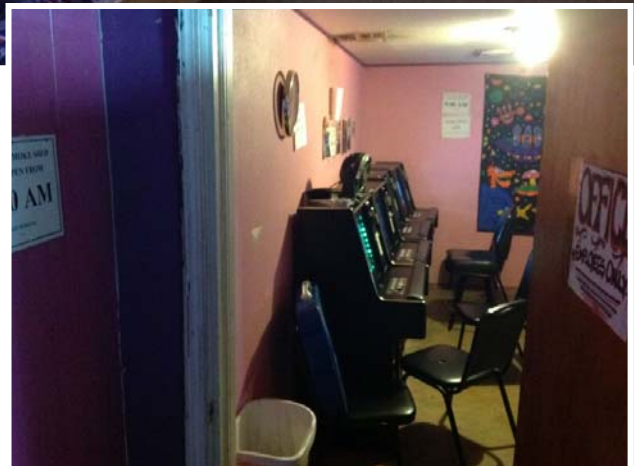
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Smoke Shop



2,624 sf
1.519 total acres

Tenant willing to stay



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Large, visible
property with
Room to Grow

Shipping and
Receiving areas

Tons of Available
Paved Parking

4016 Mansfield Hwy.

1.519 Total Acres

Asking
\$800,000



Great Investment Opportunity!
Call today for an appointment to view

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