

Commercial - Customer Full

MLS#: 13497035 Active [607 W Brown ST](#) Ennis 75119-4604 LP: \$250,000



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|----------------------------|-------------------------------------------------|--------------------------|
| Category: Commercial | Type: COM-Sale | Orig LP: \$250,000 |
| Area: 6/7 | | Low: \$/Gr SqFt: \$28.99 |
| Subdv: O T Ennis | | |
| County: Ellis | Lake Name: | |
| Parcel ID: 158528 | Plan Dvlpmnt: Office | |
| Lot: 6 Block: 243 | Legal: LOT 6 & W1/2 OF 7 BLK 243 O T ENNIS .198 | |
| Multi Prcl: No | MUD Dst: No | Unexempt Taxes: \$2,800 |
| <hr/> | | |
| Building SqFt: 1,606 / Tax | Yr Built: 1945 / Preowned | |
| Gross SqFt: 8,625 | Zoning: Commerc | #Units: 1 |
| Lot SqFt: 8,625 / Tax | Multiple Zoning: Yes | Stories: 1 |
| Acres: 0.198 | Lot Dimen: | Will Subdiv: No |

| | | |
|--------------------------|------------------------|------------------------|
| Business Name: | Min Lease Rate(SF/MO): | Max Lease Rate(SF/MO): |
| Gross Income: \$0 | Leasable SqFt: 0 | Average Monthly Lease: |
| Net Income: \$0 | Leasable Spaces: | Spaces Leased: |
| Annual Expenses: \$0 | Lease Expiration Date: | Occupancy Rate: |
| Income/Expense Src: None | | |

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|---------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|------------------------------------------------------|
| Building Use: Historical District, Office | Alarm/Security Type: Smoke Detector | Ceiling Height/Type: 8 to10 Feet |
| Inclusions: Land & Improvements | Flooring: Ceramic Tile, Wood | Heating/Cooling: Central Air-Elec, Central Heat-Elec |
| Lot Size/Acreage: Less Than .5 Acre (not Zero) | Energy Efficiency: Green Features: | Ceiling Fans, Gas Water Heater |
| Topography: Soil: | Green Certification: Other | Drought Tolerant Plants |
| Road Frontage Desc: Asphalt, City, Curbs/Gutters, Sidewalk | Tenant Pays: Electric, Gas, Insurance, Lawn Care, Maintenance, | |
| Foundation: Pier & Beam | Owner Pays: Supplies, Taxes, Water/Sewer/Trash | |
| Construction: Wood | | |
| Roof: Metal | | |
| Walls: Other, Texture | Tot Annual Exp Inc: Lease Length: | |
| Freight Doors: No Dock | Special Notes: Historical | |
| Street/Utilities: All Weather Road, Alley, Asphalt, City Sewer, City Water, Curbs, Individual Gas Meter, Individual Water Meter, Overhead Utilities, Sidewalk | Possession: Closing/Funding | |
| Property Association: | | |
| Parking/Garage: Covered, Outside Entry, Rear, Shared Carport, Uncovered | | |
| Features: Computer Ready, Living Areas, Multi-User, Outside Storage, Shelving | | |

Property Description: Historical home perfect for office space with oversized rooms, high ceilings, wrap around porch and plenty of parking space. Corner lot one block from Ennis Avenue. Home is located between CVS and State Farm, Across the Street from Providence Bank. Covered carport with storage.

Public Driving Directions: From I-45 South, Exit Highway 34, turn right onto 34 and head west to Clay Street. Turn left onto Clay and turn left on W. Brown St., corner lot on left. House is behind CVS.

List Office Name: Texas Premier Realty North Cen List Agent Name: Laurie Huskins

Prepared By: Jennifer Keathly / Texas Premier Realty North Cen on 2016-12-16 08:59

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