



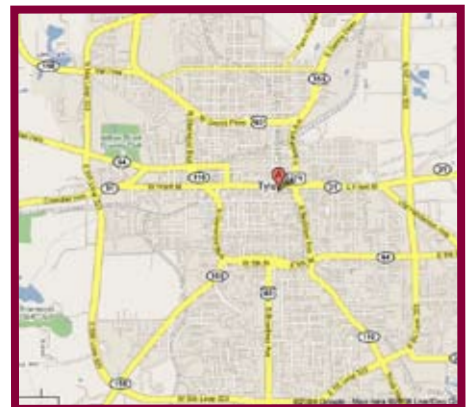
BUILDING FOR SALE

436 S FANNIN ST, TYLER, TEXAS



Office building FOR SALE

- located in the heart of Tyler
- updated and very well-maintained
- many amenities
- good access
- ample parking
- priced to sell



Size of Building:	5134 square feet on .336 ac; Zoned C-1
Age of Roof:	Nine (9) years
Layout: Downstairs:	Large reception area, 4 offices, full kitchen, 3 bath rooms with tub/showers; two exterior entrances
Upstairs:	Private entry, 4 offices, kitchenette, 4 bathrooms, out side patio area, large conference room, two exterior entrances.
Condition:	Like-new in all respects: all new flooring throughout, fully-insulated, new built-in cabinets, French doors
HVAC:	More than adequate, excellent condition
Amenities:	Alarm system in place; three-phase power; fully-wired for computer networking
Parking:	Ample on site with access to large parking lot across street
Sales Price:	\$349,000

For details or viewing: contact Jo Dobbs
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