



Welcome to

480 Sabine Street



NEW LISTING!

\$625,000 (RED-HOT PROPERTY)

Size: 3,500 sq. ft.

Lot Size: 0.624 acres

Style: Single Story

Taxes: \$2,979 (2008)

Built: 1970



Terry Vaughn

Phone: 409-787-2990

Cell: (936) 275-8974

Fax: 409-787-2991

Email: terry@toledobendexpress.com

Website: www.terry-vaughn.com

Toledo Bend Express Realty

Get On Board With Us!

Each Office Independently Owned and Operated. Information is deemed to be correct but not guaranteed.

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Address: 480 Sabine Street **Type:** Commercial **Style:** Single Story **Bathrooms:** 2 "Private & Public"
Size: 3,500 sq. ft. **Lot Type:** Rectangular **Lot Size:** 0.624 acres **Year Built:** 1970 "Remodeled
1982" **Taxes:** \$2,979 (2008)

Description

There's no time like the present to take control of your future and unlock your potential with Hemphill's most popular Hot Spot! With so much to offer, Fat Fred's takes the lead in Hemphill offering a convenience store, gas and a restaurant/grill. Locally famous for their burgers, Fat Fred's has even earned National Recognition through Reader's Digest! You'll love owning Hemphill's #1 Stop for groceries, food and gas! Don't Delay! This Well Established Business Opportunity has passed the test - and it can be Exclusively YOURS If You Call Right Now!

Highlights

- Convenience Store
- Pizza!
- Commercial Property Condition Statement on File
- Restaurant/Grill serving Breakfast, Lunch & Dinner
- Gasoline - Shell Branded Station

Features**Exterior Finish**

- Brick

Roof

- Metal

Cooling

- Central Air

Heating

- Central Electric

Sewer/Water Systems

- Public

Lot Features

- Corner Lot

Extra Features

- Cable Available

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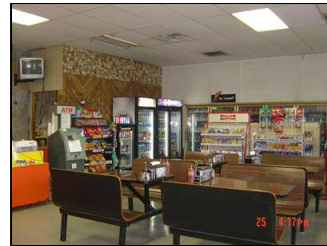
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