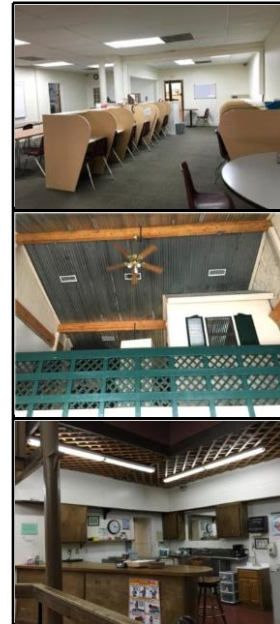


# 16,794 Sq Ft Commercial Building

Dickerson Real Estate | 254-485-3621 | pauladonaho@gmail.com



## Property Address

112 S. Grafton  
Dublin, Texas 76446

## Property Description

**This is a great Commercial opportunity!** Once a school, it is perfect for the same or another great opportunity, such as an event center, dance studio, office complex, and more! The middle of the building is open with a kitchen/break room, abundant storage areas, and plenty of room to move about. The third floor has wood floors and is a great dance floor opportunity for an event or dance studio. Different sized offices or rooms give the opportunity for professional offices or entertainment venue. Bring your imagination as this could be the one! **For additional information contact Paula Donaho at 254-485-3621.**

### Location

- 10 Minutes from Stephenville, TX & Tarleton State University
- Less than 2 hours to DFW Airport
- 1 ½ hours to Abilene, TX

### Property Features

- Perfect Commercial Building for Professional Offices or Entertainment Venue, as well as a School, Church, Dance Studio, Restaurant, Office/Warehouse, or Retail Space
- 3 Stories with Multiple Sized Office Spaces
- Abundant Storage
- Kitchen/Break Room with 2 Sinks, Cabinets, Counter Space, and More!
- Computer Ready, Freight Elevator

## Property Highlights

- Price: \$130,000.00
- Acres: 0.24
- County: Erath
- State: Texas
- Closest City: Dublin
- Property Type: Commercial Land



Paula Donaho  
pauladonaho@gmail.com  
254-485-3621  
150 N. Harbin Dr.  
Stephenville, TX 76401  
PaulaDonaho.com



# 16,794 Sq Ft Commercial Building

Dickerson Real Estate | 254-485-3621 | pauladonaho@gmail.com

## **Building Features**

- Building: 16,794 Sq Ft
  - 7935 Sq Ft Main Office Area – 1<sup>st</sup> Floor
  - 924 Sq Ft Additional Office Space – 1<sup>st</sup> Floor
  - 2070 Sq Ft Overlooking Main Office Area/Storage – 2<sup>nd</sup> Floor
  - 5865 Sq Ft Unfinished with Wood Flooring – 3<sup>rd</sup> Floor
- Property Size:
  - 10,350 Sq Ft Lot
  - 21' x 28', 69' x 115', 21' x 87'
  - .238 Acres
- Construction:
  - Foundation: Slab
  - Exterior: Rock/Stone
  - Roof: Metal & Tar/Gravel
  - Interior Walls: Brick, Paneling, Texture
  - Flooring: Wood, Vinyl, Carpet

## **Utilities**

- Central Air (electric) & Heat (gas)
- City Water, Sewer, & Trash

## **Driving Directions**

From Stephenville, go southwest on US 377 S, US 67 S. When entering Dublin, highway becomes N. Patrick St. Turn left onto N. Blackjack St. then right on S. Grafton St. Property on right.

# 16,794 Sq Ft Commercial Building

Dickerson Real Estate | 254-485-3621 | pauladonaho@gmail.com





## Commercial - Customer Full

MLS#: 13411341 \$ Active [112 S Grafton ST](#) Dublin 76446 LP: \$130,000



Category: Commercial Area: 78/1 Subdv: Bishop 1st Add County: Erath Parcel ID: R34681 Lot: 3 Block: 1 Multi Prcl: Yes	Type: COM-Sale Lake Name: Plan Dvlpmnt: Legal: Ac: .224,S9003 BISHOP 1ST ADD, MUD Dst:Yes Unexempt Taxes:\$624	Orig LP: \$298,000 Low: \$/Gr SqFt: \$7.48
---	--	---

---

Building SqFt: 16,794 / Tax Gross SqFt: 17,391 Lot SqFt: 10,350 / Tax Acres: 0.238	Yr Built: 1900 / Preowned Zoning: com Multiple Zoning: No Lot Dimen: 21x28, 69x115, 21x87	#Units: 2 Stories: 3 Will Subdiv: No
---	--	--

Business Name:  
 Gross Income: \$0  
 Net Income: \$0  
 Annual Expenses: \$0  
 Income/Expense Src:

Min Lease Rate(SF/MO):  
 Leasable SqFt: 8,859  
 Leasable Spaces:  
 Lease Expiration Date:

Max Lease Rate(SF/MO):  
 Average Monthly Lease:  
 Spaces Leased:  
 Occupancy Rate:

Building Use: Church, Food Service, Historical District, Medical, Office, Office/Warehouse, Restaurant, Retail, Schools, Storage Warehouse, Wholesale Inclusions: Land & Improvements Lot Size/Acreage: Less Than .5 Acre (not Zero) Topography: Level Road Frontage Desc: City Foundation: Slab Construction: Common Wall, Rock/Stone Roof: Metal, Tar/Gravel Walls: Brick, Paneling, Texture Street/Utilities: City Water, Curbs, Individual Gas Meter Property Association: Parking/Garage: On Street Features: Computer Ready, Freight Elevator, Inside Storage, Telephone	Alarm/Security Type: Smoke Detector Ceiling Height/Type: 11 to 14 Feet, 15 to 20 Feet, 8 to 10 Feet, Suspended Flooring: Carpet, Vinyl, Wood Heating/Cooling: Central Air-Elec, Central Heat-Gas Green Features: Green Certification: Tenant Pays: Other Owner Pays: Tot Annual Exp Inc: Special Notes: Aerial Photo Possession: Closing/Funding, Negotiable
---	--

Property Description: Great Commercial opportunity. Once a school, it is perfect for the same or great opportunity for an event center. Middle of building is open with a kitchen area nearby, abundant storage areas, and plenty of room to move about. Great dance floor opportunity on 3rd floor or make it a studio. Different sized offices or rooms give opportunity for professional offices or entertainment venue. Bring your imagination as this could be the one.

Public Driving Directions: US Hwy 377, South on Hwy 6, right on Grafton, see property on right.

List Office Name: Dickerson Real Estate	List Agent Name: PAULA DONAHO
---	-------------------------------

Prepared By: DAVE DICKERSON / Dickerson Real Estate on 2017-12-15 10:45

Information Deemed Reliable, but not Guaranteed. Copyright: 2017 NTREIS.

112 S. Grafton, Dublin, TX

