

## Commercial Detail



115	S.	Barron
RoadType	City	Subdiv No
Avl/Pos	@ Closing	

SubType	Price	MLS number
Building	\$320,000.00	#####

Legal	Lot 1, Block 14, City of Rusk		
Status	Active	Recent Change	New Listing
Exterior	Brick	I.S.D.	Rusk
LotSqFt	19,500	Acreage	.4476
LandDim	135' x 145'	County	Cherokee
Tax/SCE	\$3,339.81 ('19)	Exemptions	None
City	Rusk	Year Built	1986
Zip	75785	State	TX
X Street	U.S. 84 (W. 6th)	Zone	Commercial
StdntFtr	Outstanding medical facility for physicians		
		Htng/Cooling	3 CGH/EA Units

### Narrative Description

OUTSTANDING MEDICAL FACILITY that would make an excellent location for most any kind of physician. Located a couple of blocks off the square in Rusk, at the corner of U.S. 84 (6th Street). Large reception area, clerical area, seven examination rooms, nurse stations, several restrooms, radiology room, executive office, meeting room and on and on. Lots of parking spaces. MLS #0120811

Directions: From the intersection of Main & 6th Streets (U.S. 84), in Rusk, W. on 6th for two full blocks to the property, at the corner of 6th & Barron. Entrance is on Barron. Sign on the corner.

BusName	N/A	AirPhoto	No	#HtgUnits	3	H/C SqFt	4,536
BusType	Medical	PlnsOnFil	No	A/C Type	Electric	H/C SF Srce	CCAD
OrgnzdAs	N/A	Struct#1	Medical Facility	A/C Cap	Unknown	PriceOfRE	\$320,000.00
YearsInOp	N/A	Struct#2	----	#A/CUnits	3	BsInvAvail	Building Furnishin
Misc1	----	Struct#3	----	Sprinklrd	No	PrOfBsInv	0.00
FireDist	No	Struct#4	----	Emer Gen	No	BusPPAvl	Yes
PrncipUse	Medical	Struct#5	----	ElcSvcTp	110 & 220	PrOfBusPP	Included in price
PrpCndSt	Yes	Struct#6	----	ADA Accs	Yes	TrdFixAval	Yes
#Buildings	1	Struct#7	----	Sec Sys	Yes	PrOfTrFixt	Included in price
#Stories	1	Struct#8	----	TchReady	Yes	LseExpDate	N/A
Constructn	Brick on Frame	Struct#9	----	KitchnFac	Yes	Sublseable	No
Foundatn	Slab	Struct#10	----	#MnsRms	11 for men & wom	SgnNoCmp	Yes
ExtWalls	Brick	RoadSurf	Asphalt	#LdsRms	11 for men & wom	FinancIsAv	N/A
Roof	30-year shingle	NrstUSHw	U.S. 84	#PassElvtr	0	AnnHazIns	
Floors	Vinyl	NrstIntst	I-20	#FrtElevtr	0	WaterSup	Rusk
ParkingSF	4,500	RRAccess	No	#Escalator	0	AvgWater	Unknown
#PrkgSpc	Approx. 15	TotalSF	4,536	Feature#1	Large waiting Roo	Sewer	Municipal
PrkgSurfc	Asphalt	OfficeSF	Varies	Feature#2	7 examination Ro	ElecCo	Oncor Delivery
CovrdPkg	No	RetailSF	0	Feature#3	Radiology Room	AvgElec	Unknown
#OHDoors	0	WhseSF	0	Feature#4	3 Nurses Stations	GasCo	CenterPoint
OHDrHgt	N/A	ManufSF	0	Feature#5	Executive Office	AvgGas	Unknown
#Docks	0	OtherSF	0	Feature#6	Kitchen	PhoneCo	Frontier
#Ramps	0	WhseClmnc	N/A	Feature#7	Large Clerical roo	SanSrvc	Municipal
Misc2	----	Fencing	None	Feature#8	Large Meeting Ro	DeedRestr	No
LandSize	.4476 Acres	HeatType	Gas	Easements	Utility	Minerals	All Owned
PlatOnFile	Yes	HtngCap	Unknown	EPAIssues	None Known		