

# Commercial Detail



815	S.H. 204		
RoadTyp	SH	Subdiv	No
Avl/Pos	@ closing		

SubType	Price		MLS number		
Imp-No Bu	299,000		5562		
Legal	Abstract 41, County Block 3449, Tracts 1, José Pineda Survey				
Status	Active	Recent Change	Price Change		
Exterior	Concrète		J'ville		
LotSqFt	653,400		15		
LandDim	Irregular		Cherokee		
Tax/SCE	\$7,584.94 ('20) AD		None		
City	Jacksonville		1970s		
Zip	75766		G-commercial dist.		
X Street	U.S. 79		CE Heat, Elec Air		
StndtFtr	steel-reenforced concrete building.				

## Narrative Description

**REDUCED \$100,000!!! SELLER WANTS OFFERS!!! THIS WAS THE TRAVIS CLINIC.** This is a rock-solid 52,508 sq. ft. three story structure of steel reinforced concrete. Original plans available. This is a fundamentally sound facility that is in very poor cosmetic & mechanical condition. It is value priced. The roof leaks, the HVAC is out of date. There are quotes on file for some of the work. There is a possibility of subdividing the property. Would make an outstanding medical facility, professional building or high class apartment building. Excellent visibility on S.H. 204. Property surrounded by residential areas, churches, fire station, medical care fac

Directions: East on U.S. 79 to S.H. 204. Property starts about 575' south of U.S. 79 ;

BusName	N/A	AirPhoto	Yes	#HtgUnits	1	H/C SqFt	52,508.0
BusType	N/A	PlnsOnFil	No	A/C Type	Central Electric	H/C SF Srce	AD
OrgnzdAs	N/A	Struct#1	Medical Clinic	A/C Cap	Unknown	PriceOfRE	\$299,000.00
YearsInOp	0	Struct#2	----	#A/CUnits	1	BslnvAvail	N/A
Misc1	Concrete Build.	Struct#3	----	Sprinklrd	No	PrOfBslnv	0
FireDist	No	Struct#4	----	Emer Gen	Possible	BusPPAvl	0
PrncipUse	Service, Prof	Struct#5	----	ElcSvcTp	3 Phase	PrOfBusPP	0
PrpCndSt	No	Struct#6	----	ADA Accs	No	TrdFixAval	N/A
#Buildings	1	Struct#7	----	Sec Sys	No	PrOfTrFixt	0
#Stories	3	Struct#8	----	TchReady	No	LseExpDate	
Constructn	Masonry	Struct#9	----	KitchnFac	Yes	Sublseable	N/A
Foundatn	Slab	Struct#10	----	#MnsRms	3	SgnNoCmp	N/A
ExtWalls	Concrete	RoadSurf	Asphalt	#LdsRms	3	FinancIsAv	N/A
Roof	Other	NrstUSHw	U.S. 79	#PassElvtr	2	AnnHazIns	0
Floors	Carpet, Vinyl,	NrstIntst	I-20	#FrElvtr	0	WaterSup	J'ville
ParkingSF	30,000.0	RRAccess	No	#Escalator	0	AvgWater	0
#PrkgSpc	187	TotalSF	52,508.0	Feature#1	Location	Sewer	Municipal
PrkgSurfc	Asphalt	OfficeSF	5,000.0	Feature#2	Construction	ElecCo	Oncor Del.
CovrdPkg	No	RetailSF	0.0	Feature#3	Visibility	AvgElec	0
#OHDoors	0	WhseSF	0.0	Feature#4	Price	GasCo	CenterPoin
OHDHgt	0	ManufSF	0.0	Feature#5	Flexibility	AvgGas	0
#Docks	0	OtherSF	0.0	Feature#6	Versatility	PhoneCo	Frontier/SuddenLink
#Ramps	0	WhseClmc	0.0	Feature#7	Space	SanSrvc	Municipal
Misc2	Large Parking	Fencing	None	Feature#8	Value	DeedRestr	No
LandSize	15 acres	HeatType	Central Gas	Easements	Misc.	Minerals	All Owned
PlatOnFile	Yes	HtngCap	0.0	EPAlssues	None Known		