

512 EAST CLINTON AVENUE ATHENS, TEXAS 75751



A DIVERSE OFFERING OF OPPORTUNITY AND CHARACTER

Explore this office building with three offices, one and a half baths, a reception area and a work room. Converted from residential, this property can be utilized for office or residential use. Great visibility on a corner lot near the Cain Center, schools, and churches. The property is being sold "as is" with all of the furniture remaining with the sale of the property.



GENERAL INFORMATION:

- Three offices and one and a half baths
- Reception area
- Full kitchen/breakroom area
- Wood frame building with brick veneer exterior constructed on a slab foundation with composition roof in 1975 per the Henderson County Appraisal District
- Square Footage—Approximately 1,677 per the Appraiser
- All electric with central heat/air
- Great storage
- Utilities—

Electric—Oncor (888-313-6862)

Water /Sewer —City of Athens (903-677-6621)

Gas—Atmos (888-286-6700)

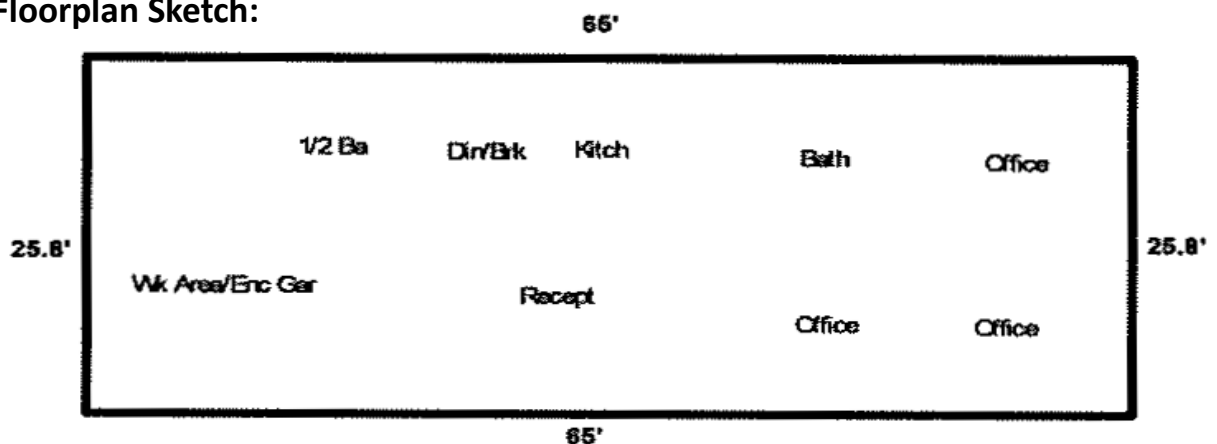
Cable/Internet—Optimum (877-694-9474)

- Site—Approximately .172 acre
- Automatic lawn sprinkler system
- Approximately 5,000 square feet of concrete parking and drive
- Small portable storage shed
- Corner lot with approximately 130' of road frontage on Lucas Street and approximately 90' on East Clinton Street
- Zoning —"O" for Office Use per the City of Athens Zoning Code
- Taxes—Approximately \$1,019.00 per year without exemptions per the Henderson County Appraisal District

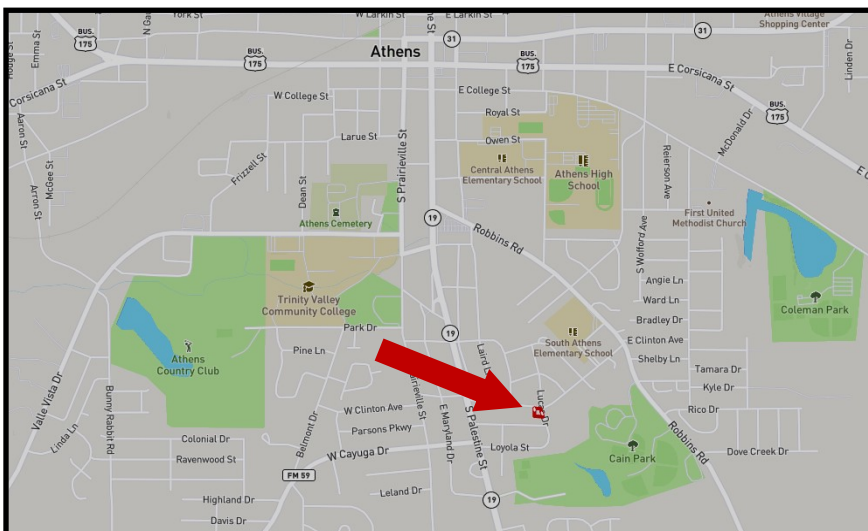
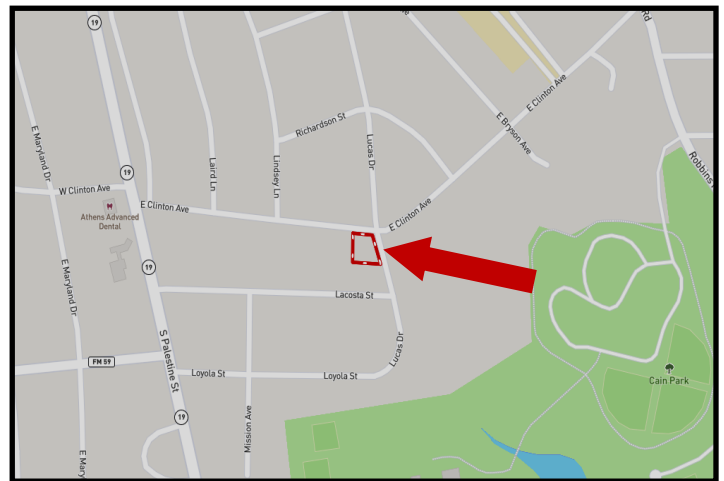
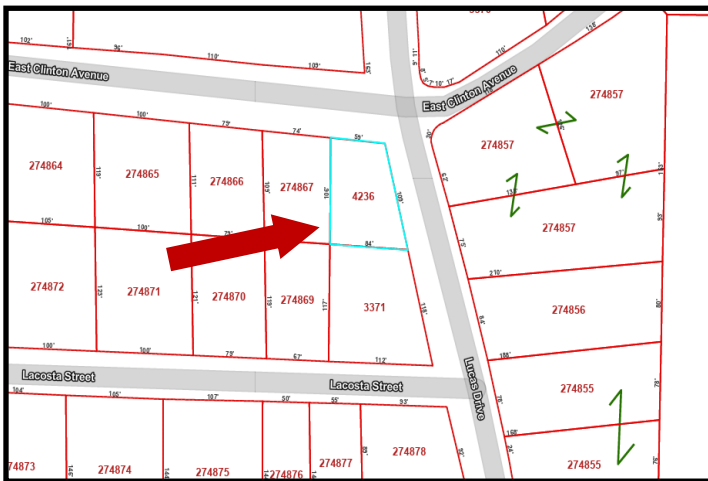
Additional Information:

- The property is being sold "as is" with Seller allowing a \$6,000 allowance for replacing an air conditioning unit.
- All filing cabinets, desks and furniture to remain with the sale of the property.

Floorplan Sketch:







Directions: From the Athens town square, go south on Palestine Street, then left (east) on Clinton Street and the property is on the right at the corner of East Clinton Street and Lucas Street.

ASKING PRICE:
See website for pricing.