

CORNER OFFICE BUILDING

506 RICHARDSON STREET

ATHENS, TEXAS 75751



Zoned "MF-5" per the City of Athens with reception area with office, and six additional offices. Versatile building in mixed-use area of light commercial, medical, and residential.



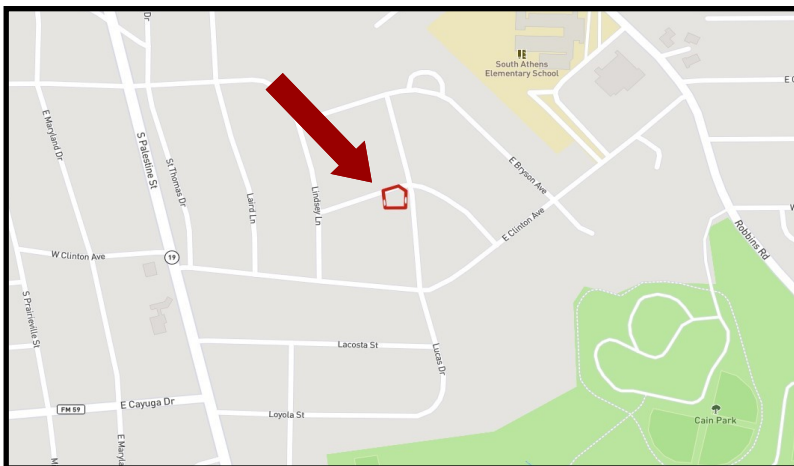
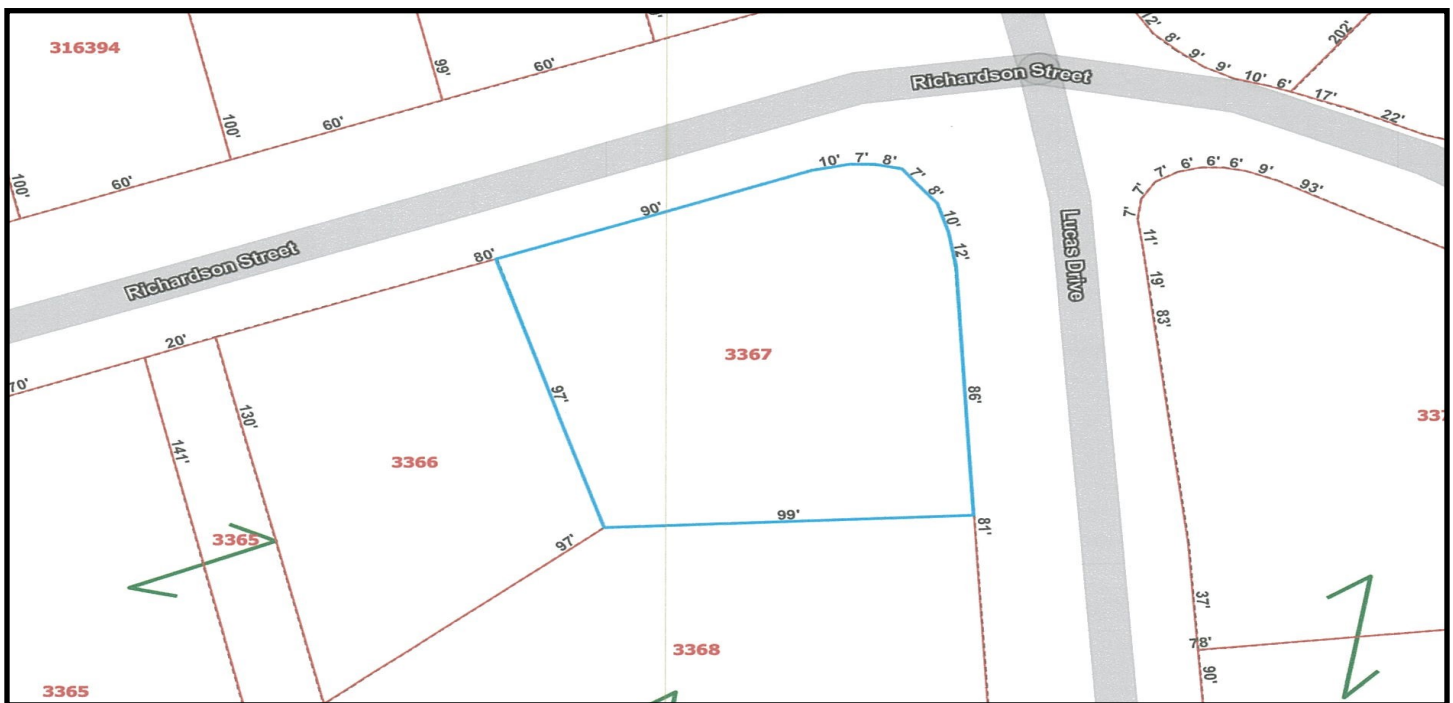
PROPERTY INFORMATION:

- Square Footage—Approximately 2,268 square feet per the Henderson County Appraisal District
- Brick veneer exterior constructed on a slab foundation with composition roof
- Age—Built in 1965 per the Henderson County Appraisal District
- Flooring—Tile and carpet
- Central AC (electric) /Heat (gas)
- Utilities Available— Electric, water, sewer, telephone and cable/internet
Electric—Oncor (888-313-6862)
Water and Sewer—City of Athens (903-677-6621)
Telephone—Brightspeed (844-595-0525)
Cable/Internet—Optimum (877-694-9474)
- Taxes—Approximately \$2,615.98 per year without exemptions per the Henderson County Appraisal District
- Zoning—MF-5 per the City of Athens Zoning Code
- Traffic Count—Approximately 143 per day per the Texas Department of Transportation

**** Note:** This material is based upon information which we, Steve Grant Real Estate LLC, consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, change of price or withdrawal without notice. Texas law requires all licensees to provide the Texas Real Estate Commission Information About Brokerage Services and the Texas Real Estate Commission Consumer Protection Notice, which can be found at www.stevegrant.com.







Directions: From the Athens town square, go south on Palestine Street to E. Clinton Street. Turn left on E. Clinton Street, then left on Lucas Drive and the property is on the left at the intersection of Lucas Drive and Richardson Street.

ASKING PRICE:
See website for pricing.

