

503 E. COLLEGE STREET

ATHENS, TEXAS 75751

"A WONDERFUL INVESTMENT OPPORTUNITY"



Duplex located in the heart of Athens near schools and downtown. Each unit has central air/heat, a living room, a kitchen, a dining area, one bedroom, and one bath.



GENERAL INFORMATION

LOCATION: The subject property is located at 503 E. College Street in Athens.

Directions: From the Athens town square, go one block on E. Corsicana Street. Turn right on Carroll Street, then left on E. College Street and proceed to the property. The property is on the left.

Latitude: 32.203376900000002 **Longitude:** -95.849580500000002

ASKING PRICE: See website for pricing.

PROPERTY DESCRIPTION:

- Square Footage—Approximately 1,527 square feet per the Henderson County Appraisal District constructed in 1940. Each unit contains approximately 763.5 square feet.
- Construction—Brick veneer exterior on pier and foundation with composition roof
- Floorplan—Two units with each unit having two access doors, spacious living room, full bath, bedroom, washer/dryer hook-ups and central air/heat (electric)
- Appliances—Stove, oven and refrigerator
- Property has been updated and well maintained.

***Note—See Broker for financial data.**

UTILITIES AVAILABLE:

- Water, Sewer and Trash—City of Athens (903-677-6621)
- Electric—Oncor (888-313-6862)
- Telephone—Brightspeed (844-595-0525)
- Cable/Internet—Optimum (877-694-9474)

***Note:** Landlord provides water/sewer/trash services. Each Tenant is responsible for cable, gas, electric and telephone with each unit having separate meters for said utilities.

TAXES AND TAXING AUTHORITIES:

- City of Athens
- Henderson County
- Athens Independent School District
- Total Estimated Taxes—Approximately \$3,274.12 per year (per the Henderson County Appraisal District) without exemptions.

**** 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.



503-A E. College Street



503-B E. College Street



