

# Texas Star REALTY

Presents

**2004 Highway 71 South, Columbus, Texas**



## **Wonderful Commercial Building FOR LEASE OR SALE**

**Listed at \$1700 per month or \$390,000 as a sale**

Great commercial location with a high traffic count! Recently used as a florist and garden center, this 2,300 square foot (per seller) building, on a half acre lot, is located on Business 71, just north of IH-10. The location is highly visible from Highway 71 as well as to traffic coming into town off the interstate. The current owner completed many updates in 2008. Updates include:

Sq. Ft.:	2300	Exterior:	Brick	Sewer:	Yes
Year Built:	0	Foundation:	Slab	Water:	Yes
Stories:	1	Fence: %	100	Restrictions:	No
Bedrooms:	None	AC:	Yes	Schools:	CISD
Baths:	1	Range:	No	Taxes:	3487.00
Formal Living:	No	Oven:	No	Warranty:	No
Formal Dining:	No	Fireplace:	No	Pond:	No
Game room:	No	Street:	Paved	Barn:	Yes
Breakfast area:	No				
Roof:	Metal				

- Formal Living Room: x
- Formal Dining Room: x
- Den: x
- Kitchen: x
- Breakfast: x
- Bedroom: x
- Bedroom 2: x
- Bedroom 3: x
- Bedroom 4: x
- Bedroom 5: x
- Study/Office: x
- Utility/Mud Room: x
- Other: x
- Other: x



**Directions:** From IH-10 in Columbus:  
**Go North on Highway 71 and the property  
 will be on your left. Look for Texas Star  
 Realty sign.**

*Professionally Marketed By:*

**Nicola Hammett (979) 733-8200 or (979) 733-4594**

**Linda Woodward (979) 733-8200 or (979) 733-6409**



**930 Walnut St. Columbus, Tx 78934**

**Office: (979) 733-8200 Fax: (979) 733-9009**

[www.texasstarrealty.com](http://www.texasstarrealty.com)

\*All information provided is deemed reliable but is not guaranteed and should be independently verified.\*