

Texas Star REALTY

Presents

814 Wallace Columbus, Texas 78934



SUITABLE FOR ANY BUSINESS VENTURE

Offered at \$199,999

Here is a wonderful building that is suitable for almost any business venture or great to expand your present business. Located ~100 feet from Business Highway 71 and 1/2 mile from Interstate 10, this property consists of 6 air conditioned offices totaling 1,768 square feet (per seller). The attached warehouse is insulated and metal framed with approximately 2,710 square feet. Other features are: *3 Phase Power* Updated Electrical and A/C for Office Area *Two Bathrooms *Overhead Crane (extends 25 Feet). There is an additional covered work/storage area of ~1,632 square feet. This building is huge and has tons of potential.

Sq. Ft.:
 Year Built: **1973**
 Stories: **1**
 Bedrooms: **None**
 Baths: **2**
 Formal Living: **No**
 Formal Dining: **No**
 Game room: **No**
 Breakfast area: **No**
 Roof: **Metal**

Exterior: **Brick**
 Foundation: **Slab**
 Fence: % **0**
 AC: **Yes**
 Range: **No**
 Oven: **No**
 Fireplace: **No**
 Street: **Paved**

Sewer: **Yes**
 Water: **Yes**
 Restrictions: **No**
 Schools: **Columbus/St. Anthony's**
 Taxes: **\$1,667**
 Warranty: **No**
 Pond: **No**
 Barn: **No**

Formal Living Room: 0 x 0
 Formal Dining Room: 0 x 0
 Den: 0 x 0
 Kitchen: 0 x 0
 Breakfast: 0 x 0
 Bedroom: 0 x 0
 Bedroom 2: 0 x 0
 Bedroom 3: 0 x 0
 Bedroom 4: 0 x 0
 Bedroom 5: 0 x 0
 Study/Office: 0 x 0
 Utility/Mud Room: 0 x 0
 Other: 0 x 0
 Other: 0 x 0



Directions: From Interstate 10: Head north on Business 71 and take a right on Wallace Street. The building will be on the left.

Professionally Marketed By:

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