

# Commercial Detail



SubType

Building

Price

\$150,000.00

MLS number

24003332

Legal	S. 25' of Lot 4, Block 152, City of Jacksonville		
Status	Active	Recent Change	New Listing
Exterior	Masonry	I.S.D.	Jacksonville
LotSqFt	2,875	Acreage	.066
LandDim	25' w x 115' d	County	Cherokee
Tax/SCE	\$4,277.36 (AD/'23)	Exemptions	None
City	Jacksonville	Year Built	1952
Zip	75766	State	TX
X Street	Larissa	Zone	Central Business district
StndFtr	Well placed retail location & across from Hazel Tilton Park		
		Htng/Cooling	CGHVAC

316	S.	Main	
RoadTyp	City	Subdiv	N/A
Avl/Pos	Negotiable		

**NarrveDscrptn**

Downtown Jacksonville, right across from Hazel Tilton Park. This is a great retail location with plenty of on-street parking. It has several rooms that can be adjusted to suit your purpose. The interior walls are not structural and can be moved in almost any direction. They can also be completely removed. There are several month-to-month tenants who rent individual rooms for different businesses. The current tenant rents total \$2,400.00 per month. There is a hefty gas HVAC unit. There are also an office, reception, kitchen and laundry areas. There are two restrooms and one is ADA compliant. ADT has the security system. There is a number of things that one could do with this facility. Under the appropriate conditions, the owner will consider financing. The building had a new rood installed in April of 2024.

**Directions:** From the intersection of U.S. 79 (Rusk St.) & U.S. 69 (Jackson St.), W. on 79, for 2 blocks, to left onto Main, for about 200' to the property on the left. The building has a gold/copper colored awning.

BusName	N/A	AirPhoto	No	#HtgUnits	1	H/C SqFt	2,875
BusType	Retail	PlnsOnFil	No	A/C Type	Electric	H/C SF Srce	Appraisal District
OrgnzedAs	N/A	Struct#1	Building for Sale	A/C Cap	Unknown	PriceOfRE	\$150,000.00
YearsInOp	Several	Struct#2	----	#A/CUnits	1	BsInvAvail	No
Misc1	Good Location	Struct#3	----	Sprinklrd	No	PrOfBsInv	N/A
FireDist	No	Struct#4	----	Emer Gen	No	BusPPAvl	No
PrncipUse	Retail	Struct#5	----	ElcSvcTp	220	PrOfBusPP	N/A
PrpCndSt	Yes	Struct#6	----	ADA Accs	In 1One Bathroom	TrdFixAval	Some
#Buildings	1	Struct#7	----	Sec Sys	Yes ADT	PrOfTrFixt	N/A
#Stories	1	Struct#8	----	TchReady	Yes	LseExpDate	Month to Month
Constructn	Brick	Struct#9	----	KitchnFac	Yes	Sublseable	No
Foundatn	Slab	Struct#10	----	#MnsRms	UniSex	SgnNoCmp	Yes
ExtWalls	Brick	RoadSurf	Asphalt	#LdsRms	UniSex	FinancIsAv	No
Roof	Builtup	NrstUSHw	U.S. 79 & U.S. 69	#PassElvtr	0	AnnHazIns	
Floors	Ceramic & Vinyl	NrstIntst	1-20	#FrtElevtr	0	WaterSup	Jacksonville
ParkingSF	Public Street Parking	RRAccess	No	#Escalator	0	AvgWater	\$100.00
#PrkgSpc	At least 25	TotalSF	2,760	Feature#1	Good Location	Sewer	Municipal
PrkgSurfc	Asphalt	OfficeSF	98	Feature#2	HVAC	ElecCo	Oncor Delivery
CovrdPkg	No	RetailSF	0	Feature#3	Kitchen Area	AvgElec	\$325.00
#OHDoors	0	WhseSF	0	Feature#4	Several Suites	GasCo	CenterPoint Energy
OHDrgt	N/A	ManufSF	0	Feature#5	Laundry Area	AvgGas	\$100.00
#Docks	0	OtherSF	0	Feature#6	----	PhoneCo	Frontier/Optimum
#Ramps	0	WhseClrnc	0	Feature#7	----	SanSrvc	Republic Services
Misc2	----	Fencing	No	Feature#8	----	DeedRestr	No
LandSize	25' w x 115' d	HeatType	Gas	Easements	Utility	Minerals	All Owned
PlatOnFile	No	HtngCap		EPAIssues			