



Commercial Detail

401 & 405	W.	Larissa
RoadTyp	City	Subdiv N/A
Avl/Pos	To Be Negotiated; Tenants In Possession	

SubType	Building	Price	\$125,000.00	MLS number	23003208
Legal	Lots 4 & 5, Block 182, City of Jacksonville				
Status	Active	Recent Change	Price Reduction		
Exterior	Brick & Wood	I.S.D.	Jacksonville		
LotSqFt	13,500	Acreage	.3099		
LandDim	128' x 187' x 120' x 144'	County	Cherokee		
Tax/SCE	\$1,562.13 ('23/AD)	Exemptions	None		
City	Jacksonville	Year Built	1945		
Zip	75766	State	TX	Zone	G - Commercial
X Street	College Avenue	Htng/Cooling	Window & Space Heat		
StndtFtr	REDUCED \$75,000!!! Great retail location close to residential community.				

NarrveDscrptn

REDUCED \$75,000!!! A unique retail location with a lot of potential. It has two structures that are in very rough shape, but they do have great potential. The occupants are tenants. The very corner building is a Mexican restaurant and the one next to it is a beef barbecue to-go facility, and they both have the required permits to sell food. The current rent for both locations is \$725.00. Neither tenant is on a written lease. The facility backs up to a residential area with the kind of owners who are great customers for these two eating places.

Directions:

Property is at the southwest corner of Larissa Street and College Avenue. Larissa is south of U.S. 79 (W. Rusk) and runs parallel to W. Rusk.

BusName	Taqueria Coahuila	AirPhoto	Yes	#HtgUnits	Unknown	H/C SqFt	920
BusType	Restaurant & Barbecue	PlnsOnFil	No	A/C Type	Window Units	H/C SF Srce	CCAD
OrgnzedAs	N/A	Struct#1	Restaurant	A/C Cap	Unknown	PriceOfRE	\$125,000.00
YearsInOp	More than 20	Struct#2	Barbecue Shop	#A/CUnits	Unknown	BslnvAvail	No
Misc1	2 businesses on one tract	Struct#3	Parking Carport	Sprinklrd	No	PrOfBslnv	N/A
FireDist	No	Struct#4	---	Emer Gen	No	BusPPAvl	No
PrncipUse	Restaurants	Struct#5	---	ElcSvcTp	220 & 440	PrOfBusPP	N/A
PrpCndSt	No	Struct#6	---	ADA Accs	No	TrdFixAval	No
#Buildings	2	Struct#7	---	Sec Sys	No	PrOfTrFixt	N/A
#Stories	1	Struct#8	---	TchReady	No	LseExpDate	N/A
Constructn	Frame	Struct#9	---	KitchnFac	Yes	Sublseable	No
Foundatn	Slab & Pier & Beam	Struct#10	---	#MnsRms	Unisex	SgnNoCmp	N/A
ExtWalls	Brick & Wood	RoadSurf	Asphalt	#LdsRms	Unisex	FinancIsAv	No
Roof	Shingle	NrstUSHw	U.S. 79 (W. Rusk)	#PassElvtr	0	AnnHazIns	Unknown
Floors	Wood	NrstIntst	1-20	#FrtElevtr	0	WaterSup	Jacksonville
ParkingSF	1,000	RRAccess	No	#Escalator	0	AvgWater	Unknown
#PrkgSpc	Approximately 6	TotalSF	1,208	Feature#1	Good Location	Sewer	Municipal
PrkgSurfc	Natural & Asphalt	OfficeSF	0	Feature#2	Corner Location	ElecCo	Oncor Delivery
CovrdPkg	Yes	RetailSF	0	Feature#3	---	AvgElec	Unknown
#OHDoors	0	WhseSF	0	Feature#4	---	GasCo	CenterPoint
OHDrrHgt	0	ManufSF	0	Feature#5	---	AvgGas	Unknown
#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	.3099 Acres	HeatType	Electric	Easements	Utility	Minerals	All Owned
PlatOnFile	No	HtngCap	Unknown	EPAIssues	None Known		