

# Commercial Detail

SubType

Price

MLS number

Imp-No Bu

299,000

4742



Legal	Abstract 70, County Block 1123, Tracts 22, 23 & 24, Wm. Anderson		
Status	Active	Recent Change	Price Change
Exterior	Brick	I.S.D.	Rusk
LotSqFt	216,406	Acreage	4.96
LandDim	Irregular	County	Cherokee
Tax/SCE	\$9,618.53 ('08), AD	Exemptions	None
City	Rusk	Year Built	1970s
Zip	75766	State	TX
X Street	Joplin	Zone	General Business B
StndtFtr	Excellent growth opportunity and cash flow.		Htng/Cooling
			CG Heat, Elec Air

1400	W.	Sixth (U.S. 84)	
RoadTyp	US	Subdiv	No
Avl/Pos	subject to parties in poss.		

*NarrtveDscrptn*

**CHEROKEE CENTER.** Excellent commercial/professional/retail center just seconds from Downtown Rusk. Over 24,000 sq. ft. of structures and over 34,000 sq. ft. of parking. There is warehouse and storage space as well. Virtually all spaces are occupied at this time with several being long term tenants. Financials are available for serious buyers. Much of the land is not developed and has potential. Statements as to number of HVAC units and restrooms is a guess.

*Directions:* From the Square in Rusk, head west on U.S. 84 (6th Street) for less than one mile and look for CHEROKEE SQUARE sign on left as the road rises.

BusName	Cherokee Cent	AirPhoto	Yes	#HtgUnits	12	H/C SqFt	19,942.0
BusType	Commercial In	PlnsOnFil	No	A/C Type	Central Electric	H/C SF Srce	AD
OrgnzedAs	Corporation	Struct#1	Building #1	A/C Cap	Unknown	PriceOfRE	385,000
YearsInOp	34	Struct#2	Building #2	#A/CUnits	13	BsInvAvail	N/A
Misc1	Lease Spaces	Struct#3	Building #3	Sprinklrd	No	PrOfBsInv	0
FireDist	No	Struct#4	Building #4	Emer Gen	No	BusPPAvl	No
PrncipUse	Medical, Reta	Struct#5	Building #5	ElcSvcTp	220	PrOfBusPP	0
PrpCndSt	Yes	Struct#6	Sign	ADA Accs	Some	TrdFixAval	No
#Buildings	5	Struct#7	Parking	Sec Sys	No	PrOfTrFixt	0
#Stories	1	Struct#8	----	TchReady	Some	LseExpDate	
Constructn	Wood Frame	Struct#9	----	KitchnFac	Some	Sublseable	N/A
Foundatn	Slab	Struct#10	----	#MnsRms	12	SgnNoCmp	Yes
ExtWalls	Brick	RoadSurf	Asphalt	#LdsRms	12	FinancIsAv	Yes
Roof	Comp Shngl	NrstUSHw	U.S. 84	#PassElvtr	0	AnnHazIns	3,164
Floors	Carpet, Vinyl,	NrstIntst	I-20	#FrtElevtr	0	WaterSup	Rusk
ParkingSF	34,392.0	RRAccess	No	#Escalator	0	AvgWater	0
#PrkgSpc	100	TotalSF	24,692.0	Feature#1	Location	Sewer	Municipal
PrkgSurfc	Asphalt	OfficeSF	19,942.0	Feature#2	Parking	ElecCo	TXU
CovrdPkg	No	RetailSF	2,000.0	Feature#3	Storage	AvgElec	0
#OHDoors	2	WrhseSF	4,000.0	Feature#4	Big Sign	GasCo	CenterPoin
OHDrHgt	8	ManufSF	0.0	Feature#5	Room to expan	AvgGas	0
#Docks	2	OtherSF	0.0	Feature#6	Close In	PhoneCo	Verizon
#Ramps	2	WhseClrnc	10.0	Feature#7	----	SanSrvce	Municipal
Misc2	Storage Build.	Fencing	None	Feature#8	----	DeedRestr	No
LandSize	4.968 acres	HeatType	Central Gas	Easements	Utility	Minerals	None
PlatOnFile	Yes	HtgCap		EPAIssues	None Known		