

Commercial Detail

SubType

Price

MLS number

Bus W/RE

215,000

4888



Legal	Lots 3 & 4A, Block 115. C.O.J.		
Status	Active	Recent Change	New Listing
Exterior	Metal	I.S.D.	J'ville
LotSqFt	9,600	Acreage	0.22
LandDim	75' w x 128' d	County	Cherokee
Tax/SCE	\$1,916.74 ('09), AD	Exemptions	None
City	Jacksonville	Year Built	1978
Zip	75766	State	TX
X Street	Tyler	Zone	G-commercial dist.
StndtFtr	Excellent location by Wal-Mart.		
		Htng/Cooling	CE Heat, Wind/Wall

931	S.	Jackson
RoadTyp	US	Subdiv No
Avl/Pos	Negotiable	

NarrtveDscrptn

H&J Body Shop has been in business at this location since 1962. The business and real estate can be purchased together or just the real estate. The location--in front of all the retail surrounding Wal-Mart--has potential for retail applications and access to the property behind. There is a billboard on the property which generates about \$360.00/yr. This is a high traffic count location. All business personal property and inventory will convey except the frame straightening machine, which is leased.

Directions: From intersection of U.S. 69 (South Jackson) & Canada in Jacksonville, go south for 300 feet. Business on right (west) side of highway.

BusName	H&J Body Sho	AirPhoto	Available	#HtgUnits	1	H/C SqFt	2,400.0
BusType	Body Shop	PlnsOnFil	No	A/C Type	Window/Wall	H/C SF Srce	AD
OrgnzedAs	Sole Proprietor	Struct#1	Steel Building	A/C Cap	Unknown	PriceOfRE	215,000
YearsInOp	48	Struct#2	Paint Booth	#A/CUnits	1	BsInvAvail	Yes
Misc1	Body Shop	Struct#3	----	Sprinklrd	No	PrOfBsInv	0
FireDist	No	Struct#4	----	Emer Gen	No	BusPPAvl	Yes
PrncipUse	Retail, Servi	Struct#5	----	ElcSvcTp	220	PrOfBusPP	0
PrpCndSt	Yes	Struct#6	----	ADA Accs	No	TrdFixAval	Yes
#Buildings	2	Struct#7	----	Sec Sys	No	PrOfTrFixt	0
#Stories	1	Struct#8	----	TchReady	No	LseExpDate	
Constructn	Steel Frame	Struct#9	----	KitchnFac	No	Sublseable	No
Foundatn	Slab	Struct#10	----	#MnsRms	1	SgnNoCmp	Yes
ExtWalls	Metal	RoadSurf	Asphalt	#LdsRms	0	FinancIsAv	Yes
Roof	Standing Sea	NrstUSHw	U.S. 69	#PassElvtr	0	AnnHazIns	2,400
Floors	Concrete	NrstIntst	I-20	#FrtElevtr	0	WaterSup	J'ville
ParkingSF	2,880.0	RRAccess	No	#Escalator	0	AvgWater	34
#PrkgSpc	10	TotalSF	2,400.0	Feature#1	Office	Sewer	Municipal
PrkgSurfc	Asphalt	OfficeSF	64.0	Feature#2	Restroom	ElecCo	TXU
CovrdPkg	No	RetailSF	0.0	Feature#3	Paint Booth	AvgElec	180
#OHDoors	4	WrhseSF	0.0	Feature#4	Billboard	GasCo	Centerpoin
OHDHgt	10	ManufSF	0.0	Feature#5	----	AvgGas	100
#Docks	0	OtherSF	0.0	Feature#6	----	PhoneCo	Verizon
#Ramps	0	WhseClrmc	10.0	Feature#7	----	SanSrvce	Municipal
Misc2	Paint Booth	Fencing	None	Feature#8	----	DeedRestr	No
LandSize	.22 acres	HeatType	Central Gas	Easements	Utility	Minerals	All Owned
PlatOnFile	Yes	HtngCap		EPAIssues	None Known		