

Commercial Detail



SubType	Building	Price	\$55,000.00	MLS number	23016598
Legal	Abstract 616, County Block 1390, Tract 4A, G.R. Mercer Survey				
Status	Active	Recent Change	New Listing		
Exterior	Wood Siding	I.S.D.	Jacksonville		
LotSqFt	23,731	Acreage	.5448		
LandDim	61' x 259' x 111' x 308'	County	Cherokee		
Tax/SCE	\$164.90 (AD/'23)	Exemptions	No		
City	Outside Cities	Year Built	Unknown		
Zip	75766	State	TX	Zone	None
X Street	C.R. 1513	Htng/Cooling	Widow AC/Ceiling Heater		
StndtFtr	Good place for small retail or a repair shop, between Rusk & Jacksonville				

34826	U.S.	69 N., Rusk, TX 75785	
RoadTyp	U.S.	Subdiv	N/A
Avl/Pos	@ Closing		

NarrtveDscrptn

This location has been a small retail shop in the past. It has a small office and a restroom. There are two 8' high x 10' wide steel overhead doors and two personnel doors. The asphalt parking lot is in good shape and has several spaces. The ceiling is elevated & has fluorescent lighting. There is a U.S. 69 crossover directly across from the facility. It is about 5 miles from Rusk & 7 miles from Jacksonville. There is nicely wooded land at the back and the property is not in the FEMA flood plane. The owner and the next door neighbor, to the south, share the entry to each other's property. There is a propane tank of unknown condition. The building needs painting and a new roof.

Directions: From the intersection of U.S. 79 & U.S. 69, in Jacksonville, south on 69 for approximately 5.5 miles to property on the left.
 From the intersection of U.S. 69 & Main, in Rusk, north on 69 for approximately 7 miles to property on the right.

REDUCED \$10,000!!!

BusName	N/A	AlrPhoto	Yes	#HtgUnits	1	H/C SqFt	1,008
BusType	Retail/Commercial	PlnsOnFil	No	A/C Type	Window	H/C SF Srce	CCAD
OrgnzedAs	N/A	Struct#1	Subject Building	A/C Cap	Unknown	PriceOfRE	\$65,000.00
YegrsInOp	N/A	Struct#2	----	#A/CUnits	1	BsInvAvail	No
Misc1	Woods at the Back	Struct#3	----	Sprinklrd	No	PrOfBsInv	N/A
FireDist	No	Struct#4	----	Emer Gen	No	BusPPAvl	No
PrncipUse	Retail or Commercial	Struct#5	----	ElcSvcTp	220	PrOfBusPP	N/A
PrpCndSt	Yes	Struct#6	----	ADA Accs	No	TrdFixAval	N/A
#Buildings	1	Struct#7	----	Sec Sys	Yes	PrOfTrFixt	N/A
#Stories	1	Struct#8	----	TchReady	No	LseExpDate	N/A
Constructn	Wood Frame	Struct#9	----	KitchnFac	No	Sublseable	N/A
Foundatn	Concrete Slab	Struct#10	----	#MnsRms	1 Unisex	SgnNoCmp	Yes
ExtWalls	Wood Veneer	RoadSurf	Asphalt	#LdsRms	1 Unisex	FinancIsAv	N/A
Roof	Composition Shingle	NrstUSHw	U.S. 69	#PassElvtr	0	AnnHazIns	To be Determined
Floors	Concrete	NrstIrtst	I-20	#FrtElevtr	0	WaterSup	Craft Turney
ParkingSF	1,518 approximately	RRAccess	No	#Escalator	0	AvgWater	Less that \$50.00/mo.
#PrkgSpc	About 8	TotalSF	1,008	Feature#1	Visibility	Sewer	Septic
PrkgSurfc	Asphalt	OfficeSF	63	Feature#2	Close to Cities	ElecCo	CCEC
CovrdPkg	No	RetailSF	1,025	Feature#3	Nice Woods in Back	AvgElec	Unknown
#OHDoors	2	WhseSF	1,025	Feature#4	----	GasCo	None
OHDrtHgt	8'	ManufSF	1,025	Feature#5	----	AvgGas	N/A
#Docks	0	OtherSF	0	Feature#6	----	PhoneCo	Frontier
#Ramps	0	WhseClrc	10'	Feature#7	----	SanSrvc	Republic Services
Misc2	----	Fencing	None	Feature#8	----	DeedRestr	No
LandSize	.5448 Acres	HeatType	Propane	Easements	Utility	Minerals	All Owned
PlatOnFile	Yes	HtngCap	Unknown	EPAIssues	None Known		