

# Agent Full Report

MLS#: 13241724    Active    [419 S Walnut ST](#)    Sherman    75090-7165    LP:    \$125,000



Category:	Commercial	Type:	COM-Sale	Orig LP:	\$129,000
Area:	37/0			Low:	
Subdv:	Blagg Samuel			\$/Gr SqFt:	\$36.81
County:	Grayson	Lake Name:			
Parcel ID:	163278	Plan Dvlpmnt:			
Lot:	Block:	Legal:	G-0056 BLAGG SAMUEL A-G0056, 75 X 142.5		
Multi Prcl:	No	MUD Dst: No		Unexempt Taxes:	\$1,246

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Building SqFt:	3,396 / Owner	Appraiser Name:		Yr Built:	1984 /
Gross SqFt:	3,396	Zoning:	Comm C-	#Units:	1
Lot SqFt:	/ Tax	Multiple Zoning:	No	Stories:	1
Acres:		Lot Dimen:		Will Subdiv:	No



Business Name:		Min Lease Rate(SF/MO):		Max Lease Rate(SF/MO):	
Gross Income:	\$0	Leasable SqFt:	1	Average Monthly Lease:	
Net Income:	\$0	Leasable Spaces:		Spaces Leased:	
Annual Expenses:	\$0	Lease Expiration Date:		Occupancy Rate:	
Income/Expense Src:					

<b>Building Use:</b> Beauty/Barber, Laundromat, Medical, Office, Office/Warehouse, Restaurant, Retail, Storage Warehouse, Wholesale <b>Inclusions:</b> Land & Improvements <b>Lot Size/Acreage:</b> Less Than .5 Acre (not Zero) <b>Topography:</b> Level <b>Road Frontage Desc:</b> City, Curbs/Gutters, Sidewalk <b>Foundation:</b> Slab <b>Construction:</b> Brick <b>Roof:</b> Composition <b>Walls:</b> Brick <b>Freight Doors:</b> No Dock <b>Street/Utilities:</b> City Sewer, City Water, Curbs, Individual Water Meter, Sidewalk <b>Property Association:</b> <b>Parking/Garage:</b> Front, Open <b>Features:</b> Computer Ready, Fenced Outside Storage, Inside Storage, Telephone, Truck Bay	<b>Alarm/Security Type:</b>  <b>Ceiling Height/Type:</b> 11 to 14 Feet <b>Flooring:</b> Carpet, Concrete, Vinyl <b>Heating/Cooling:</b> Central Air-Elec, Central Heat-Elec <b>Green Features:</b> <b>Green Certification:</b> <b>Tenant Pays:</b> <b>Owner Pays:</b> <b>Tot Annual Exp Inc:</b> <b>Lease Length:</b> <b>Special Notes:</b>  <b>Possession:</b> Closing/Funding <b>Showing:</b> Centralized Showing Service
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**Property Description:** Great business property for investor, contractor, retail, restaurant, etc. Single story commercial building with 42 x 27 open center area with 12 x 8.5 bay door (2nd can be re-installed); 10 offices or storage rooms running on either side & back of open area; 4 bathrooms; 76 x 43 back fenced yard with double gate (storage or possible additional parking); 2 HVAC systems. Furniture, tools 4 sale. Sold as-is, where is; seller will make no repairs.

**Excludes:** All personal items, office furniture, business parts, tools negotiable. Buyer to clean & haul remaining items

**Public Driving Directions:** I-75 in Sherman to Hwy 56 (Lamar), E on E Lamar, 5th right - S on S Walnut 2.5 blocks; property on east side.

**Private Remarks:**

Loan Type:	Treat As Clear	Bal:		Equity:		Int Rate:		Pmt Type:		Payment:	
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:	No				

SUB: 0.00% BAC: 3.0% Var: No List Type: Exclusive Right to Sell/Lease	CDOM: 167	DOM: 167	LD: 09/18/2015	XD:
LO: RSDFW01C <a href="#">The Realty Shop, LLC</a> (972) 400-0023	Fax:		Off Website:	<a href="http://www.realtyshopdfw.com">www.realtyshopdfw.com</a>
LO Addr: 2113 Lockesley Dr Flower Mound, TX 75028	Office Email:	<a href="mailto:office@realtyshopdfw.com">office@realtyshopdfw.com</a>	Off Supervisor:	
LA: 0543789 <a href="#">Michael Zachary</a> (972) 400-0023	Fax:		Brk Lic#:	9004569
LA Cell: (972) 400-0023	LA Other:	(972) 400-0023		
LA Email: <a href="mailto:michael@realtyshopdfw.com">michael@realtyshopdfw.com</a>	LA Website:	<a href="http://www.realtyshopdfw.com">http://www.realtyshopdfw.com</a>		
LA 2:	LA 2 Contact:			
Pref Title Co: Red River Title	Location:	421 N Crockett St - Sherman		

Call:	CSS	Appt: (817) 858-0055	Owner Name:	See Tax
Keybox #:	0000	Keybox Type:	Blue iBox	Individual(s)
Show Instr:	Courtesy - Please lock doors		Occupancy:	Owner



Prepared By: Michelle Zachary / The Realty Shop, LLC on 2016-03-03 13:19

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