

FOR SALE

109 E. Erwin St., Tyler, TX 75702

HISTORIC DISTRICT DOWNTOWN TYLER BUILDING



SALE PRICE

\$325,000

OFFERING SUMMARY

Building Size:	7,500 SF
Available SF:	
Lot Size:	0.057 Acres
Price / SF:	\$43.33
Market:	Tyler

PROPERTY OVERVIEW

Potential office, multi-family, or entertainment space. Owner will consider Build-to Suit.

PROPERTY HIGHLIGHTS

- Two stories w/ basement; Approx. 7,500 sf
- Shell interior — ready for renovation
- Brick veneer, concrete slab, modified bitumen roof
- Exterior awning with storefront “retail” windows
- Open floor plan for many uses
- SE corner of the Downtown Square
- Easy access to courthouse, CBD, Broadway Ave. and Hwy. 31 (Front Street)
- Features
- Year Built: 1800's
- Construction Status: Shell
- Parking: Street; Metered
- Additional: Owner has plans for potential office, multi-family and entertainment use

Sale Brochure

PRESENTED BY:

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Sale Brochure

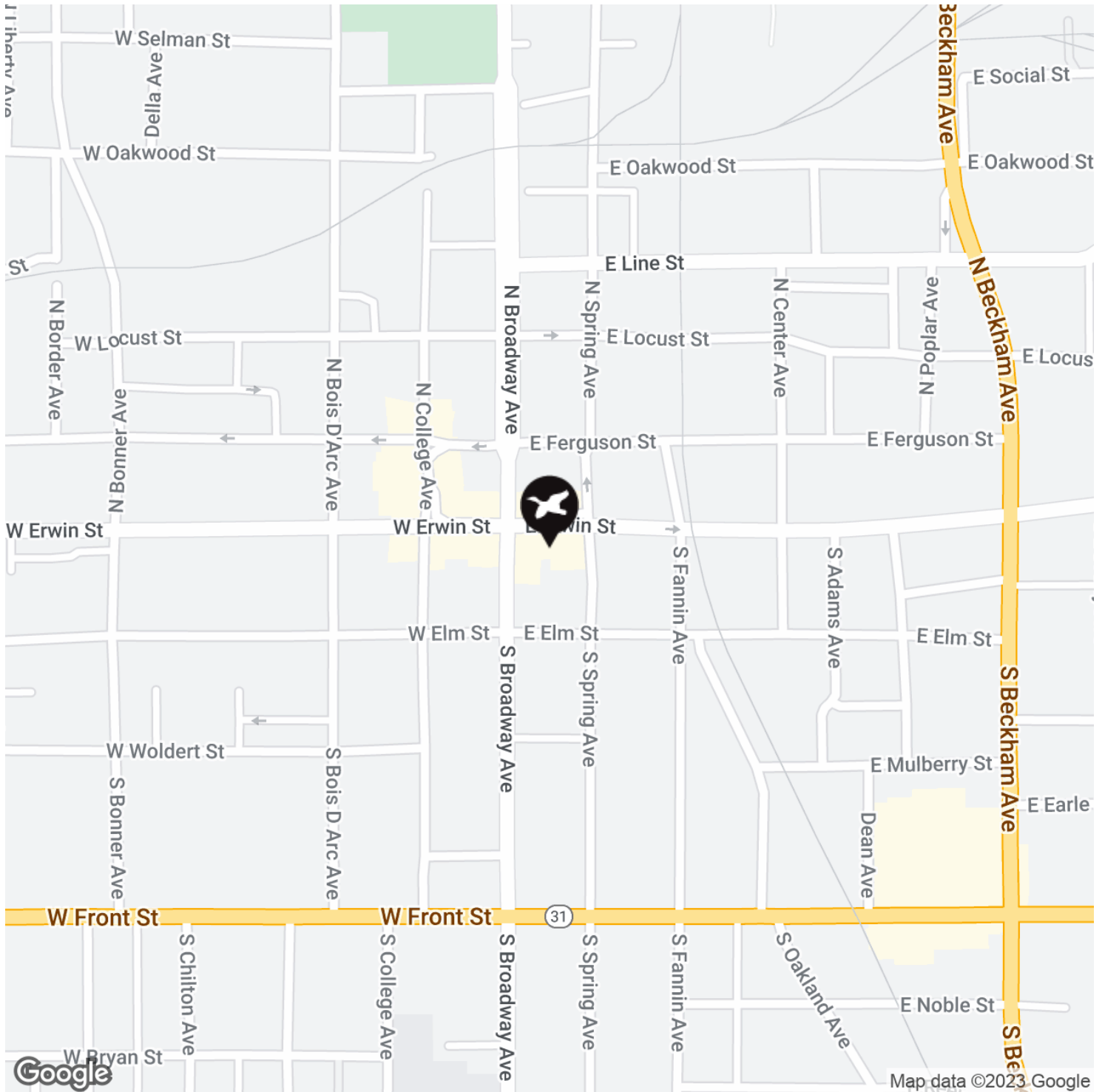
ADDITIONAL PHOTOS

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Sale Brochure

LOCATION MAP