

FOR SALE

12295 Hwy. 64 E., Tyler, TX 75707

## PROFESSIONAL MEDICAL/OFFICE BUILDING



### SALE PRICE

**\$445,000**

### OFFERING SUMMARY

Building Size:	3,948 SF
Available SF:	
Lot Size:	3.099 Acres
Price / SF:	\$112.72
Market:	Tyler

### PROPERTY OVERVIEW

The property is located on the north side of Highway 64. Approximately four miles east of the Loop 323 and Highway 64 intersection. Located in an Economic Opportunity Zone.

### PROPERTY HIGHLIGHTS

- Professional Medical/Office space; Approx. 3,948 sf on 3.099 +/- ac.
- Medical Build-Out; Stucco Exterior; Built in 2007
- Current setup includes : waiting room, reception/records, two ADA restrooms, six exam rooms, two physician offices, procedure room, x-ray room, break-room, flex/storage space
- Building has front and rear access; 28 parking spaces
- Sits on beautiful wooded lot; Pylon signage on Hwy. 64; Corner location
- Curb cut on Hwy. 64 and curb cut on Morris Road
- Outside the city limits; Provides great visibility from the highway

### Sale Brochure

PRESENTED BY:

**HAGAN BAKER**

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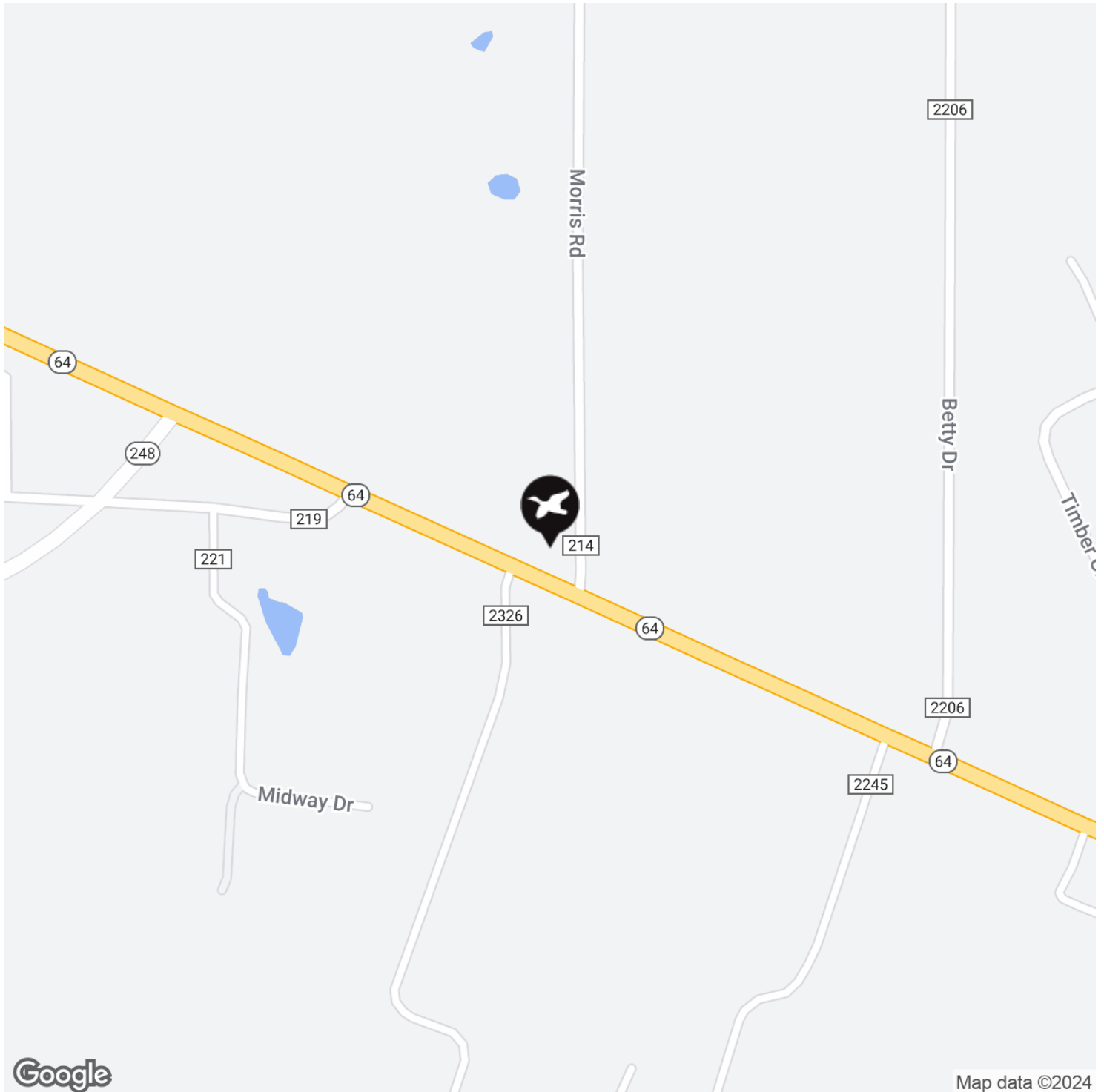
Sale Brochure

ADDITIONAL PHOTOS

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Sale Brochure

LOCATION MAP