

1710-1712 N Elm Street, Denton, TX 76201

ELM STREET OFFICE

1710-1

GREG JOHNSON

Managing Director/ Last Guy To Get Paid
940.381.2220
gjohnson@v-re.com

BRAD TYNDALL

Senior Advisor
940.381.2220
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FOR SALE

ELM STREET OFFICE

1710-1712 N ELM STREET, DENTON, TX 76201

VERUS
COMMERCIAL



OFFERING PRICE
\$884,096



CAP RATE
6.75%

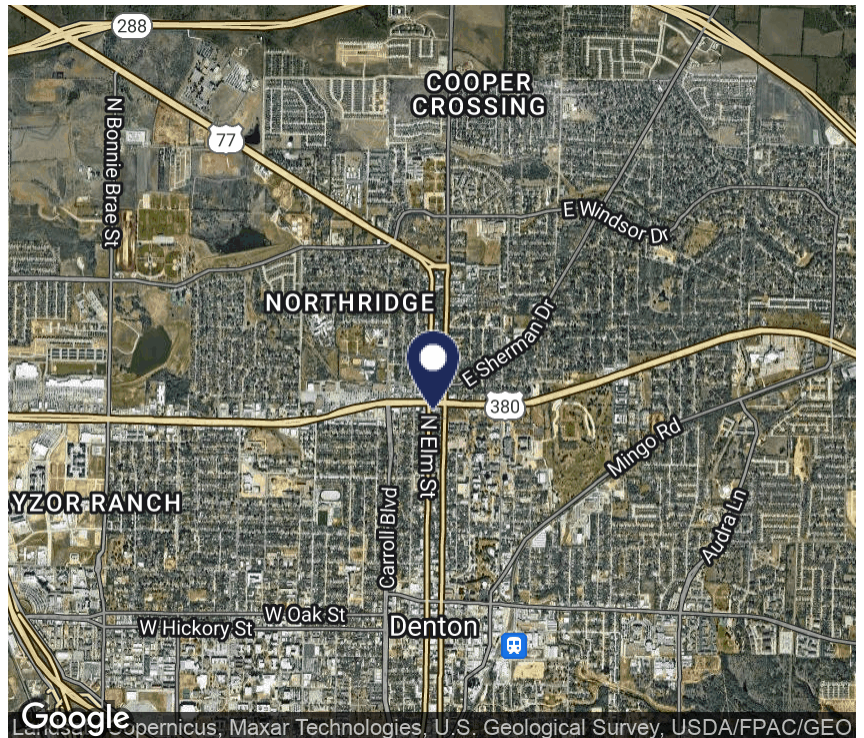


NOI: \$59,676

Year Built: 1999

Building Gross: 3,647 SF

Land Area: 0.64 Acres



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INFORMATION ABOUT BROKERAGE SERVICES LINK
<https://www.trec.texas.gov/forms/information-about-brokerage-services>

FOR SALE

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COMMERCIAL



PROPERTY DESCRIPTION

Ample Parking
Newly Remodeled in 2017
Centrally Located Office Space

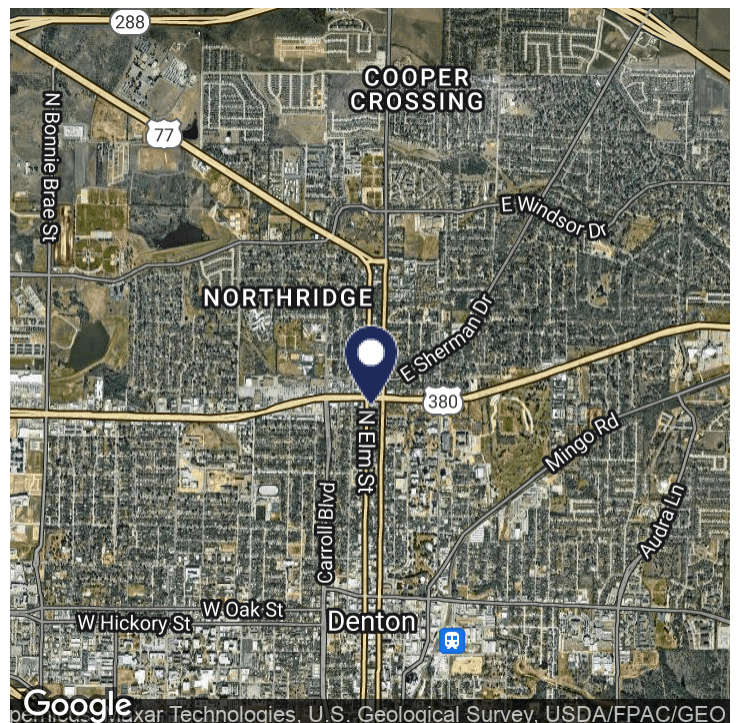
LOCATION DESCRIPTION

Great Access to Downtown Denton and University Drive
Ideally Situated for a Variety of Office Users
Elm is one of Main Arteries Connecting Downtown to University

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$884,096 |
| Lot Size: | 0.64 Acres |
| Building Size: | 3,647 SF |
| NOI: | \$59,676.00 |
| Cap Rate: | 6.75% |



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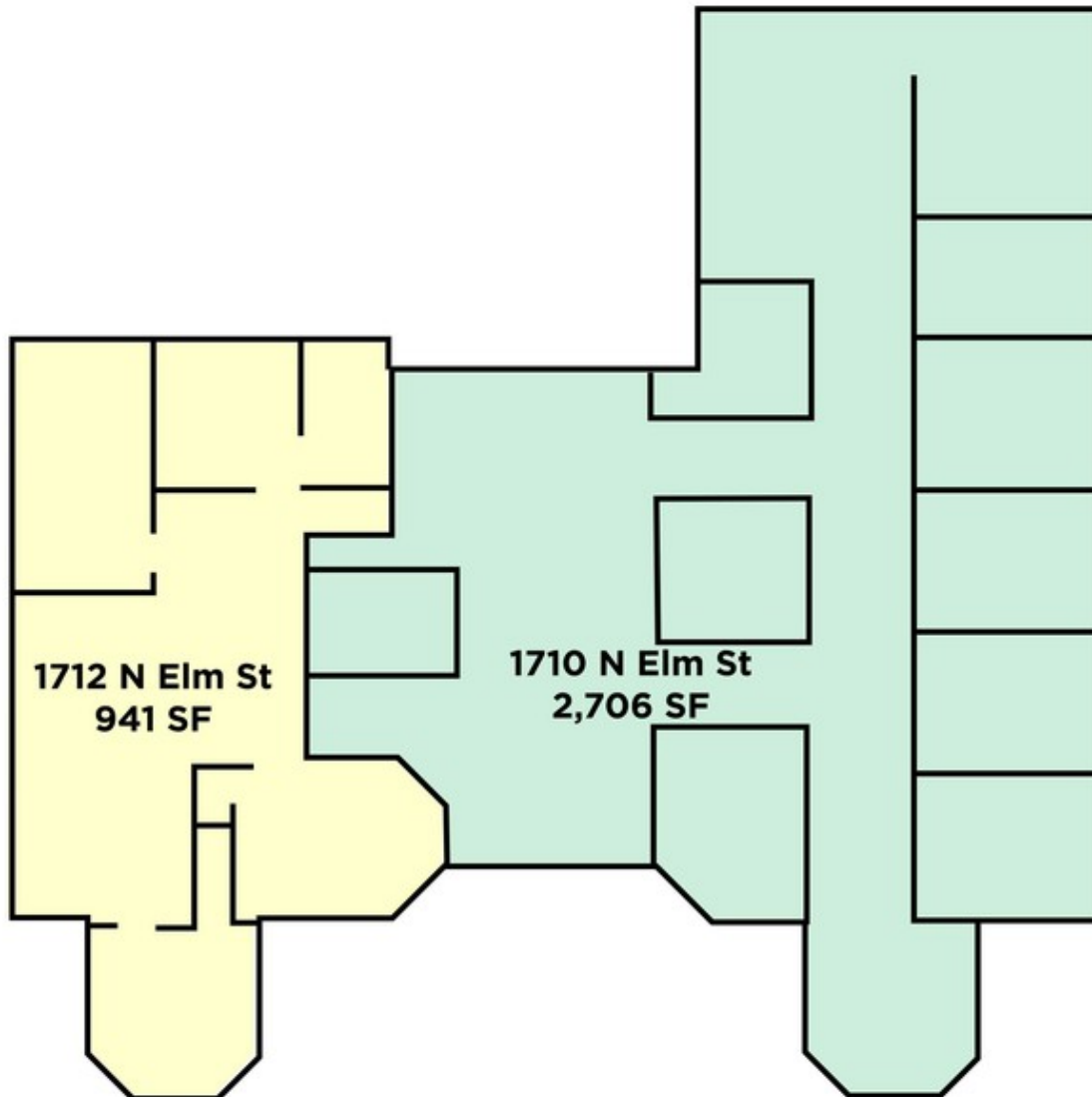
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VERUS

COMMERCIAL

LOCATION INFORMATION

| | |
|------------------|------------------------|
| Building Name | Elm Street Office |
| Street Address | 1710-1712 N Elm Street |
| City, State, Zip | Denton, TX 76201 |
| County/Township | Denton |

BUILDING INFORMATION

| | |
|----------------|----------|
| Building Size | 3,647 SF |
| NOI | \$59,676 |
| Cap Rate | 6.75% |
| Price / SF | \$242.42 |
| Year Built | 1999 |
| Last Renovated | 2017 |
| Building Class | B |

PROPERTY DETAILS

| | |
|------------------|-----------------|
| Property Type | Office |
| Property Subtype | Office Building |
| Lot Size | 0.64 Acres |
| Corner Property | Yes |
| Waterfront | Yes |

PARKING & TRANSPORTATION

| | |
|----------------|-----|
| Street Parking | Yes |
|----------------|-----|

UTILITIES & AMENITIES

| | |
|------------------|-----|
| Security Guard | Yes |
| Handicap Access | Yes |
| Freight Elevator | Yes |
| Centrix Equipped | Yes |
| Leed Certified | Yes |

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