



John T. Harris
903-238-3826– Mobile
harrisjt7@hotmail.com

www.costar.com

www.cbcworldwide.com



COLDWELL BANKER
COMMERCIAL
LENHART
PROPERTIES INC.

Coldwell Banker Commercial
1100 Judson Rd., Suite 400
Longview, TX 75601
Office: 903-297-1444
Fax: 903-297-1331

713 N. Fourth St., Ste. 2, Longview, TX 75601

AVAILABLE

FOR LEASE

- ♦ 2,400 Sqft. Medical Office
- ♦ Partially Equipped
- ♦ Renovated in 2008
- ♦ Within Walking Distance to GSMC
- ♦ High Traffic Location
- ♦ Inside Exit Signs in Place

Although this information has been acquired with customary care from sources deemed to be reliable, Broker makes no guarantees with regard to prices, interim sales, withdrawal from market as well as other events over which Broker has no influence or control. Furthermore, no guarantees are given with regard to the value of this investment proposal, and the Broker recommends the potential buyer consult with advisors for the business, tax and legal aspects before making a final decision.



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Property Overview

Well located property that has been a medical location for about 20 years. Owner requires 30 day notice to remove personal items and medical equipment. Some medical office items may be available to be purchased by the lessee.

Property Specs

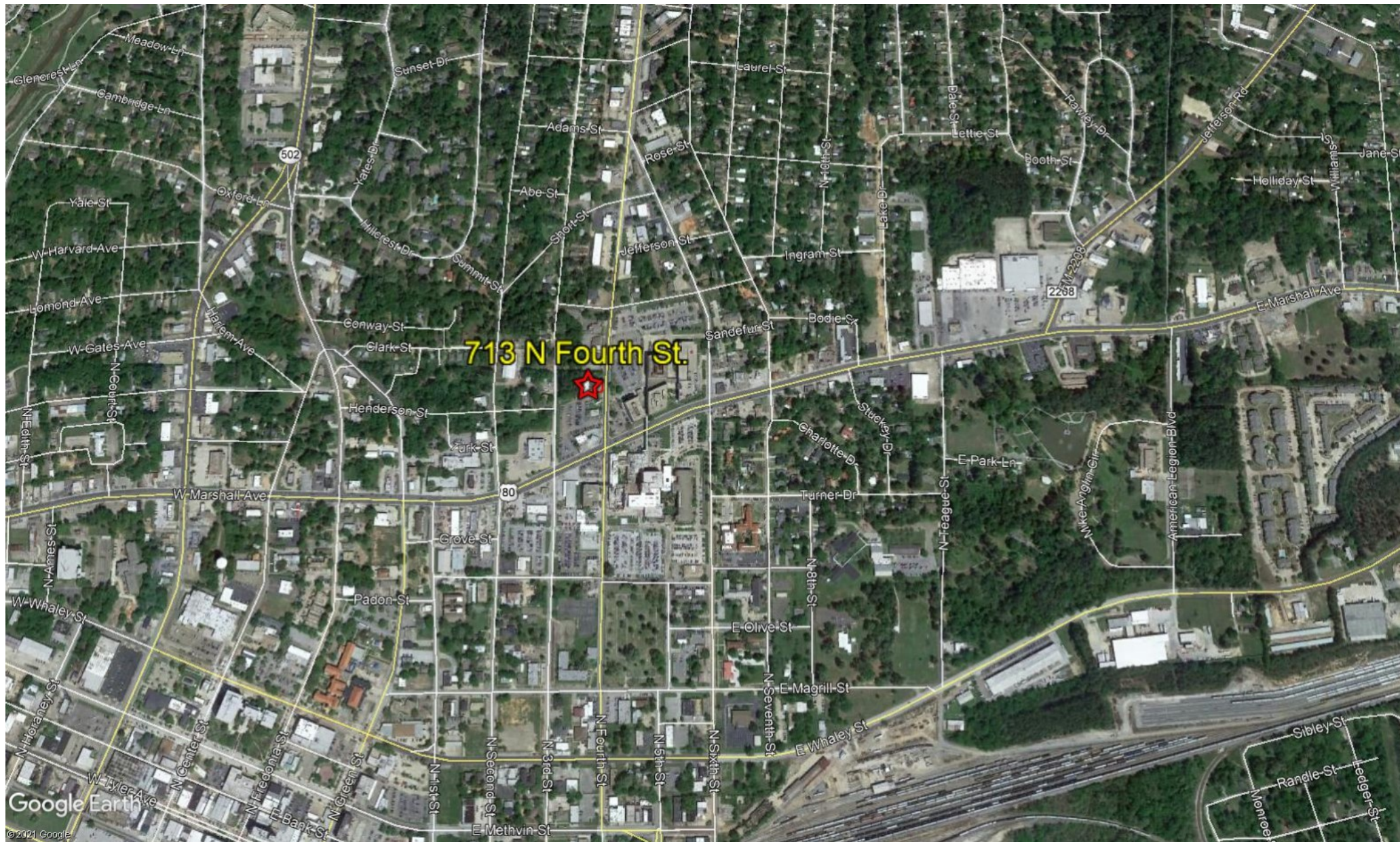
Zoning:	Office
Lot Size:	.29 Acres
Total Sqft.:	2,400 Sqft.
Year Renovated:	2008
Electric:	AEP Swepco
Water:	City of Longview
Sewer:	City of Longview
Gas:	CenterPoint

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Location Map



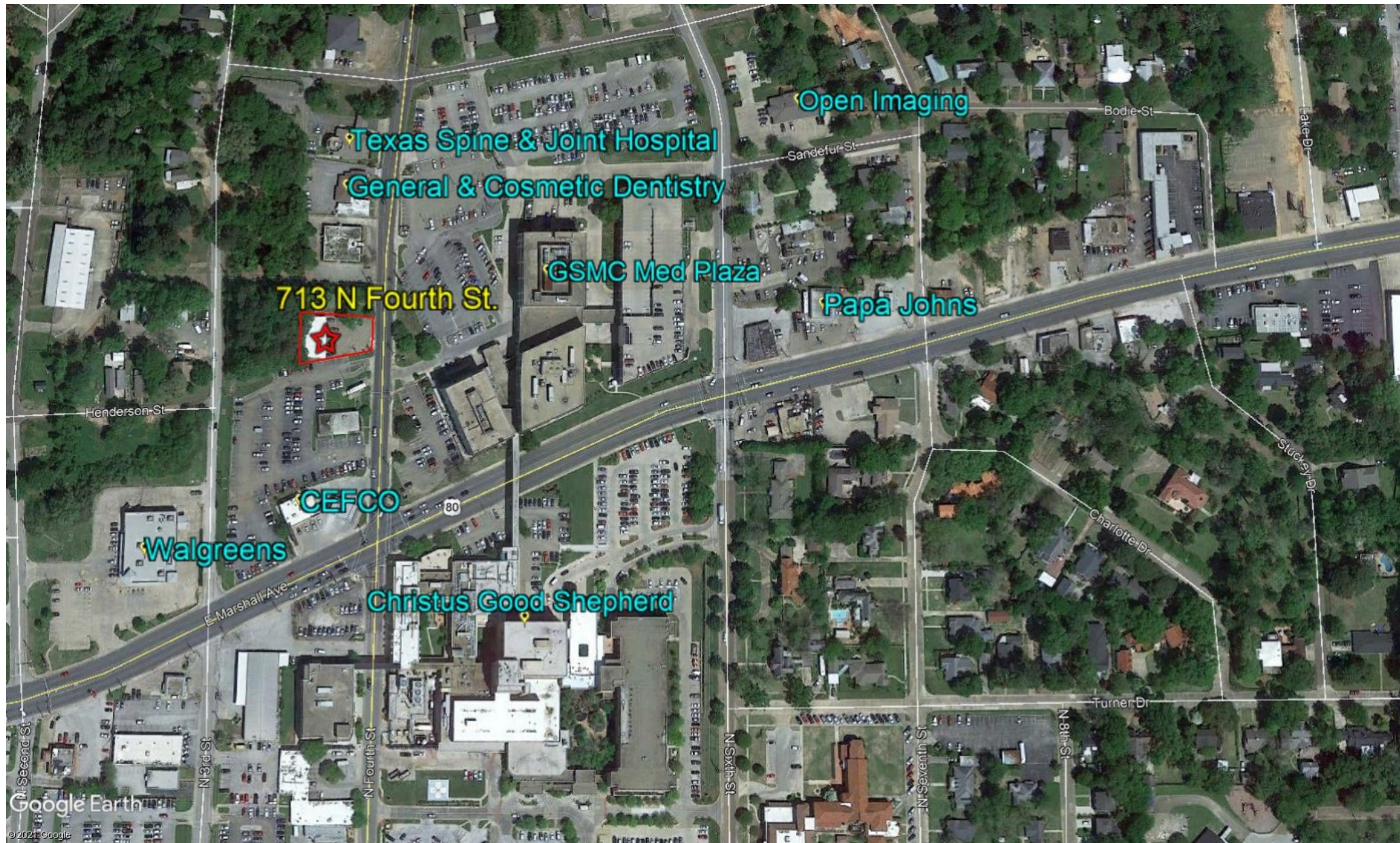
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Aerial Map



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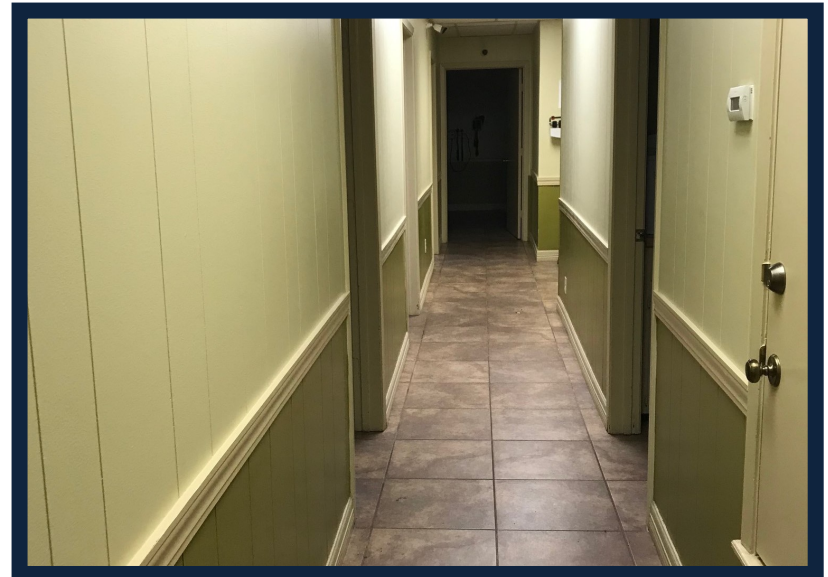


Photos



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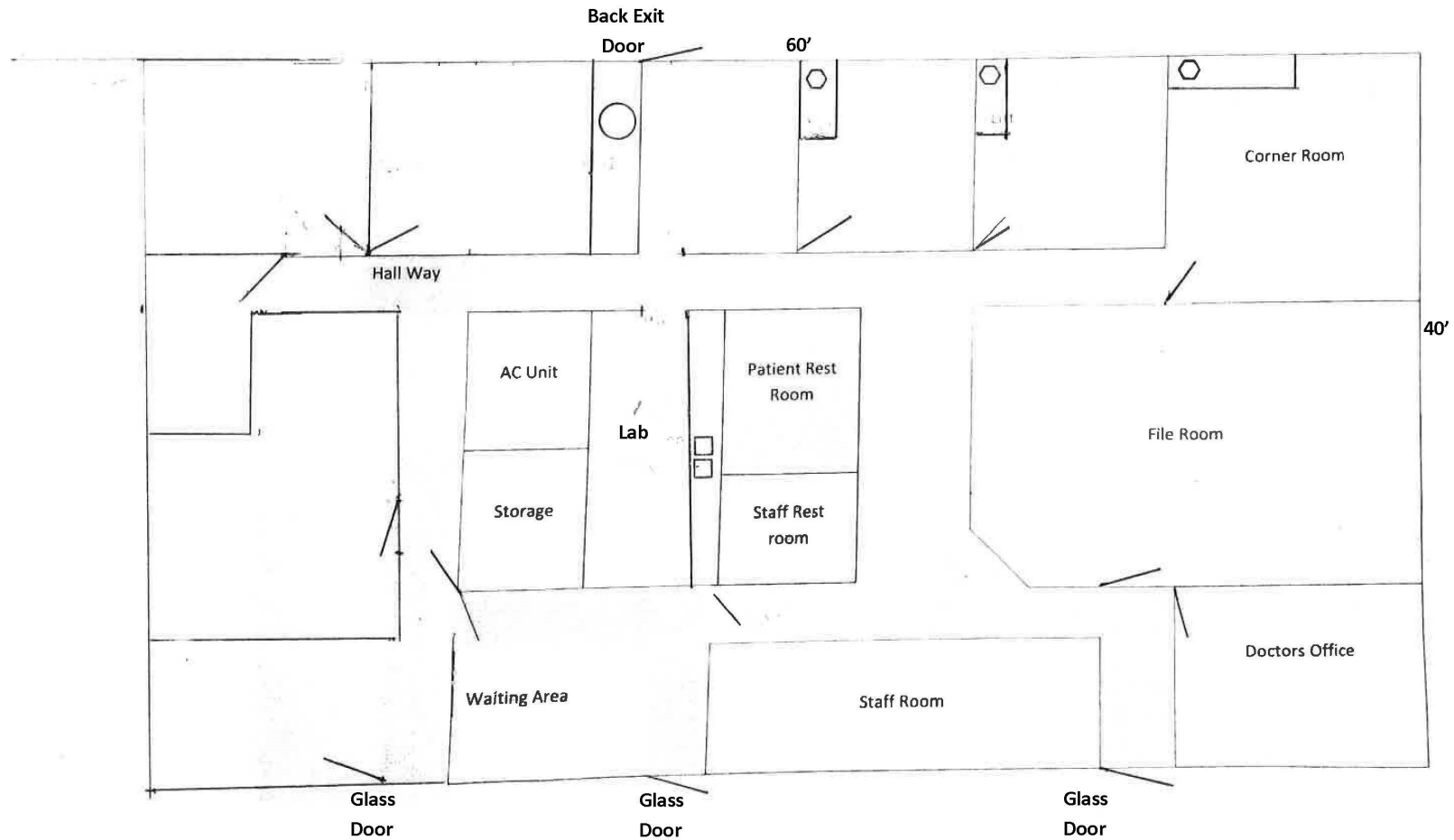


Floor Plan



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713 N. Fourth St. Suite 2 Floor Plan



Dimensions are approximate and not to scale