

SALE

**\$4,757,571**  
**Commercial-Other**  
**19,864 SF**

1614 Scripture St  
Denton, TX 76201



<b>Property Type:</b>	Commercial-Other
<b>Max Continuous Area:</b>	19,864
<b>Listing ID:</b>	SBG5Z6
<b>Style:</b>	Other Style
<b>Building Size:</b>	19,864 SF
<b>Lot Size:</b>	1.38 AC



1614 Scripture St Denton TX, 76201 United States

**Online Profile** <http://www.cbcworldwide.com/properties/profile/SBG5Z6-Denton-TX>

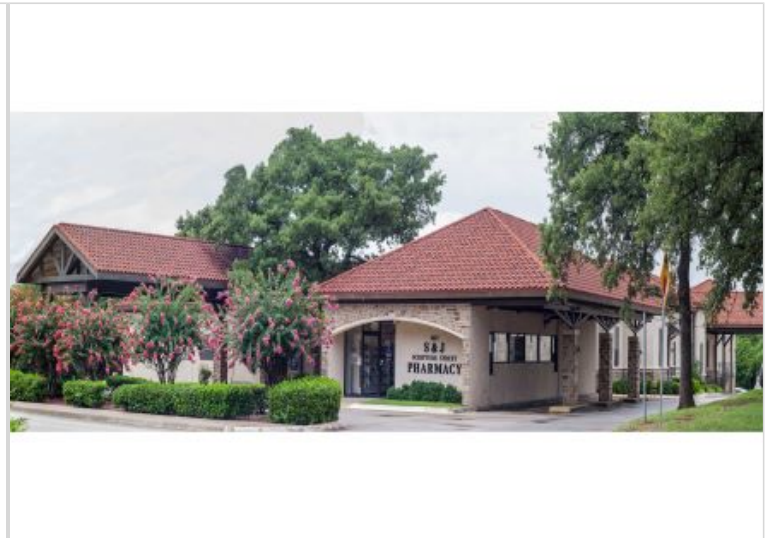
## Property Description

PROPERTY: Scripture Doctor's Park - Investment ADDRESS: 1614 Scripture St., Denton, TX 76201 LEGAL DES.: Oak Grove Addn Blk 8 Lot 3-10 COUNTY: Denton TYPE: Medical BUILDING GROSS: +/- 19,864 SF LAND SIZE: +/- 1.38 AC PROPERTY ID: DCAD # 29956 YEAR BUILT: 1986 2011 - Renovated CITY LIMITS: Denton ROAD FRONTAGE: Scripture St. ADA: Yes NET INCOME: \$333,030.00 CAP RATE: 7% OCCUPANCY: 100% SALE PRICE: \$4,757,571.00

## Coldwell Banker Commercial NRT Verus Advisors

kmcgovern@v-re.com

Direct: 940-381-2220



940-381-2220

NRT Verus Advisors  
319 W Oak St  
Denton, TX 76201

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