



## Start Earning Equity On Your Business

One Owner - Great Space - Location - Location!!!!

2313 9th Ave N , Texas City TX 77590

MLS: Loopnet 1542980    PRICE: \$165,000.00

### PROPERTY FEATURES:

- Central A/C
- Hardwood floor
- Breakfast nook
- Central heat
- Tile floor
- Refrigerator
- Walk-in closet
- Office/Den

### OTHER FEATURES:

- 33x44 Open area-Solid Oak Fl
- Multi-purpose uses-Med-Office
- Near City offices-Restaurant
- Zoned HVAC systems
- 20x11 Kitchentte-Breakroom
- GYM - Day-care
- Nessler Center - Schools
- Owner Built
- 2 separate bathrooms
- Small Warehouse
- Parks - On busy street
- www.loopnet.com- id#15429800

### PROPERTY DESCRIPTION:

Prime Location-Solidly Built by owners, awesome 33x44 open area with stunning solid oak floors. 2 separate bathrooms, a 20x11-kitchenette large enough for a break-room, plus two 13x9 offices and 14x13 reception area. Multipurpose functions--medical office, small warehouse, daycare, Live/work, Zoned HVAC, Near city offices, restaurants, schools.

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