



POTENTIAL 12+% CAP - PRICE REDUCED

SELLER MOTIVATED - MAKE OFFER

801 6th St N , Texas City TX 77590

MLS: 17974796 PRICE: \$525,000.00

PROPERTY FEATURES:

- ✚ Central A/C
- ✚ Tile floor
- ✚ Central heat
- ✚ Dining room
- ✚ High/Vaulted ceiling
- ✚ Refrigerator

PROPERTY DESCRIPTION:

MUST SEE TO APPRECIATE! SOLID INVESTMENT/LOW EXPENSES. Currently Owner Occupied by Taylor and Hill Engineering. Owner downsizing to retire and now selling his entire 5,684 sq. ft. +/- first floor of 3 story building for \$415,000 PLUS the 11,000 sq. ft. +/- parking lot he owns directly across the side street for \$110,000. Price for package \$525,000

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Sean Dennis
UTR-Texas Realtors
Phone: 281.222.6088
Fax: 713.510.5307
sdennis247@yahoo.com



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