



**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

[FIND MORE](#)

[VIEW PDF](#)

[SEND TO CLIENTS](#)



**Sean Dennis**  
UTR-Texas Realtors  
Phone: 281.222.6088  
Fax: 713.510.5307  
[sdennis247@yahoo.com](mailto:sdennis247@yahoo.com)



All information deemed reliable but not guaranteed.