



Fantastic updated & modern Class B office in NRH
Owner User or Investment (or both)

8721 Airport Fwy , North Richland Hills TX 76180

MLS: 14478225

PRICE: \$2,912,155.00

Year Built: 1982
Sqft: 24050

Lot Size: 1.98 AC
Floors: 2

PROPERTY FEATURES:

► Central A/C

OTHER FEATURES:

► 1st floor renovation
~\$850K

► See:
<https://bit.ly/2YIOZYR>

► Loopnet:
<http://bit.ly/3jIMh>

► 2nd floor renovation
~\$150K

► Owner User or
Investment

► Click 'Virtual Tour' link!

► T/C: ~157,000 VPD

► See:
<http://bit.ly/3at7iq8>

► Click 'Find More' link
below

PROPERTY DESCRIPTION:

Fantastic updated Class B office. 24,050 RBA; both floors fully leased. 7.61% proforma CAP. ~\$850K renovations 1st floor - gutted & renovated ground up (2018); ~\$150K+ renovations 2nd floor (2015). Top of building signage. T/C: ~157,000 VPD. New 60-mil TPO roof (2018); Rehabbed TRANE 35-ton RTU's-VAV's + new HVAC mgmt syst. Zoned C-1 (gen comm).

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