



## Fantastic updated & modern Class B office in NRH

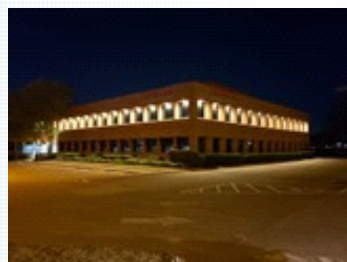
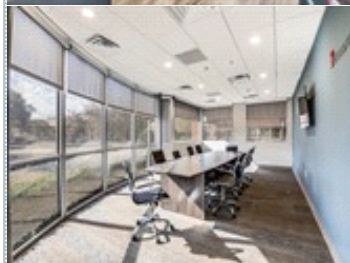
Owner User or Investment (or both)

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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