

MLS# 11668114 **Active** [2702 S Buckner Boulevard](#) Dallas* 75227-6903* LP: \$525,000



Category: Commercial **Type:** Sale or Lease (Either) **Orig LP:** \$525,000
Area: 13*4* **Map:** DA*/0048*/Y* **Low:**
Subdv: William Pruitt Abs 1161 Surv* **Lake Name:** **\$/Gr SqFt:** \$208.33
County: Dallas* **Plan Dev:**
Parcel ID: 0000053565400000* **Legal:** Blk 6194 Tr 22 Acs 0.7074 Int2* **Unexempt Taxes:** \$8094
Lot: Blk: 6194* **Multi Prcl:** **MUD Dst:** No

Bldg SqFt: 2,520/Tax **Appraiser's Name:** **Year Built:** 1967*/Preowned **#Units:** 1 **Story:** 1
Gross SqFt: 2520 **Zoning:** Commerc **Multiple Zoning:** No
Lot SqFt: 30814/TAX **Will Subdiv:** No
Acres: 0.707* **Lot Dimen:** 75X408
Media: 22 / 0 / 0 **Property History:** [Y](#)
Document Storage: 0 / 0 / 0


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Business Name: Guerrros Insurance
Gross Income: \$0
Net Income: \$0
Annual Expenses: \$0
Income/Expense Source:

Min Lease Rate (SF/MO): \$ **Max Lease Rate (SF/MO):** \$
Leasable SqFt: 2520 **Avg Mo. Lease:** \$4500
Leasable Spaces: 1 **Spaces Leased:** 1
Lease Expiration Date: **Occupancy Rate:** 0%

Building Use	5 Acres to 9.99 Acres	Walls	Flooring	Closing/Funding
Beauty/Barber	Topography	Brick	Carpet	Subject to Lease
Food Service	Level	Street/Utilities	Vinyl	Showing
Laundromat	Soil	City Sewer	Heating/Cooling	Combo Lockbox
Medical	Clay	City Water	Central Air-Elec	Contact Agent
Office	Road Frontage Desc	Parking/Garage	Central Heat-Elec	
Retail	City	Common Lot	Tenant Pays	
Storage Warehouse	Foundation	Open	Common Area	
Other	Piered Beam Slab	Features	Electric	
Inclusions	Construction	Inside Storage	Gas	
Furniture	Brick	Single User	Lease Length	
Land & Improvements	Roof	Ceiling Height/Type	2-3 Years	
Lot Size/Acreage	Composition	11 to 14 Feet	Possession	

Property Description: This could be a doctors office, Vet's surgery. There are certainly enough rooms available for your purpose and as well as a mian reception and waiting room. Plenty of parking in the front and side and a very seep lot located in the rear to either, build or use for other purposes. Also available for lease at \$4500 a month cold
Directions: Located on the east side of buckner about 1 mile south of Sceyene

Loan Type: Treat As Clear **Bal:** **\$ Equity:** \$ 0 **Int Rate:** No **%** **Pmt Type:** **Payment:** \$
Lender: **Orig Date:** **2nd Mortg:** **Possible Short Sale:** **CDOM:** 7 **DOM:** 7 **LD:** 10/5/2011 **XD:** 4/5/2012
SUB: 2% **BAC:** 2% **Var:** No **List Type:** Exclusive Right to Sell/Lease **Brk Lic#:** 0540061
LO: DFVMMH01 [DFW Metro Housing](#) (972)625-2612 **Off email:** **LO Website:** <http://www.dfwmetrohousing.com>
LO Addr: 5912 Heron Cove The Colony, TX 75056 **Fax:** (214)666-3227
LA: 0540061 [Colin Rosenthal](#) (214)704-4005 **LA Pager:** **Agent Other:** (214) 704-4005
LA Cell: **LA Voice Mail:** **LA Website:** <http://www.dfwmetrohousing.com>
Listing Agent 2: **Listing Agent 2 Contact:** **Location:** 5500 Preston #330 (214) 521-1122
Preferred Title Co: Fidelity Nation Titl
Call: **Appt:** (214) 704-4005 X: **Owner Name:** Gustavo & Norma Gonzalez* **Occupancy:** Vacant
Keybox #: 11 **Keybox Type:** Combo **Seller Type:** Individual(s)
Show Instr: Lock Box Combo text 214-704-4005 with license number for lockbox code **Owner Permission to Video:** Yes
 [Statistic for this Zip Code](#)

Prepared By: [Colin Rosenthal](#) / DFW Metro Housing

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