

MULTI-USE BUILDING FOR SALE OR LEASE

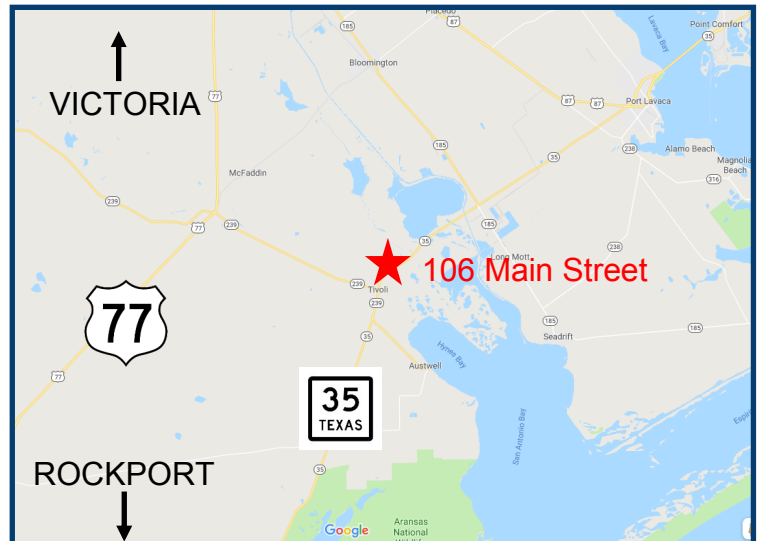
**106 Main Street
Tivoli, TX 77990**



Property Features

- 13,157± SF building on 0.417 acres of land
- Includes 3,422 ± SF of air-conditioned showroom/ office area
- Warehouse features:
 - Wash pit,
 - Existing compression system
 - 95' clear span
 - Single phase 240 volt, 320 amp electric with upgrade capacity
- 120± feet of property frontage on Highway 35
- 4 grade level overhead doors; 1 ramp
- Ample parking
- Existing foundation for large pylon sign
- Fenced outside 150' x 16' covered storage
- Utilities in place; city water and sewer
- Approximately 5,100 cars per day

Offered for sale at: ~~\$449,000.00~~ **\$369,000.00**
or for lease at ~~\$4,500/month, NNN.~~ **\$3,500/month, NNN**



Contact Broker For More Information:



Janae Evans
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1806 Harbor Drive
Rockport, TX 78382
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**Owner financing
available for
qualified buyer**

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