

MLS# 11708793 N **Active** 104 S 2nd Street **Garland*** **75040-6414*** **LP: \$60,000**



Category: Commercial **Type:** Sale **Orig LP:** \$60,000
Area: 24*/2* **Map:** DA*/0019*/Z* **Low:**
Subdv: Mccallums* **Lake Name:** **\$/Gr SqFt:** \$25.00
County: Dallas* **Plan Dev:**
Parcel ID: 26323500000110000* **Legal:** Mccallums Lt 11 & 12 Int201100*
Lot: 11* **Blk:** Multi Prcl: **MUD Dst:** No **Unexempt Taxes:** \$1677

Bldg SqFt: 2,400/Tax **Appraiser's Name:** **Year Built:** 1980*/Preowned **#Units:** 1 **Story:** 2
Gross SqFt: 2400 **Zoning:** C-2 **Multiple Zoning:** Yes
Lot SqFt: 14640/TAX
Acres: 0.336* **Lot Dimen:** **Will Subdiv:** No
Media: 25 / 0 / 3 **Property History:**
Document Storage: 0 / 0 / 0

Click on Image for More Options

Business Name: **Min Lease Rate (SF/MO):** \$ **Max Lease Rate (SF/MO):** \$
Gross Income: \$0 **Leasable SqFt:** 0 **Avg Mo. Lease:** \$
Net Income: \$0 **Leasable Spaces:** **Spaces Leased:**
Annual Expenses: \$0 **Lease Expiration Date:** **Occupancy Rate:** %
Income/Expense Source:

Building Use	Lot Size/Acreage	Walls	Single User	Verify Flood Insurance
Building Services	Less Than .5 Acre (not Zero)	Metal	Alarm/Security Type	Verify Tax Exemptions
Church	Topography	Texture	Exterior Security Light(s)	Proposed Financing
Food Service	Level	Unfinished	Ceiling Height/Type	Cash
Laundromat	Soil	Street/Utilities	15 to 20 Feet	Conventional
Medical	Unknown	City Sewer	Flooring	Possession
Office	Road Frontage Desc	City Water	Concrete	Closing/Funding
Office/Warehouse	City	Overhead Utilities	Heating/Cooling	Showing
Retail	Foundation	Parking/Garage	No Heat	Agent Or Owner Present
Schools	Slab	Fence Assigned Lot	Window Unit	
Storage Warehouse	Construction	Features	Other	
Wholesale	Metal	Fenced Outside Storage	Tenant Pays	
Other	Wood	Inside Storage	Other	
Inclusions	Roof	Outside Storage	Special Notes	
Land & Improvements	Metal	Security Lighting	Deed Restrictions	

Property Description: GREAT INVESTMENT OPPORTUNITY!!! Just Minutes from 190 (GB Turnpike) and in the middle of downtown Garland! FORECLOSURE, Metal Fenced and Gated approx .336 acre property with large metal building with storage loft, finished office area, storage and bathroom with two large grade height overhead doors. Ready to move your business in and prosper!! Call agent for commercial uses and access to property today as this will not last at this price!

Directions: MAP DALLAS 19Z

Private Remarks: C-2 ZONING & Downtown Automotive Uses Overlay District. SEE ADDENDA FOR AVAILABLE USES. BUYER OR BUYER'S AGENT NEED TO VERIFY ALL INFORMATION IN THIS LISTING INCLUDING BUT NOT LIMITED TO BUILDING SIZE, LOT SIZE, ZONING, USES, ETC. ALL INFORMATION ON SIZES AND LOT DIRECTLY TAKEN FROM TAX RECORDS.

Loan Type: Treat As Clear **Bal:** \$ **Equity:** \$0 **Int Rate:** % **Pmt Type:** **Payment:** \$
Lender: **Orig Date:** **2nd Mortg:** No **Possible Short Sale:**

SUB: 0% **BAC:** 3% **Var:** No **List Type:** Exclusive Right to Sell/Lease **CDOM:** **DOM:** 0 **LD:** 1/17/2012 **XD:** 1/17/2013

LO: CBAP01 **Coldwell Banker Apex** (972)840-1400 **Fax:** (972)864-0346 **Brk Lic#:** 0590914

LO Addr: 375 Cedar Sage Suite #200 Garland, TX 75040 **Off email:** **LO Website:**

LA: 0575339 **Aaron Morrow** (214)335-3085 **Fax:** (214)540-9455 **LA Pager:** **Agent Other:** (214) 335-3085

LA Cell: (214)335-3085 **LA Voice Mail:** **LA Website:** <http://www.morrowsrealestate.com>

LA Email: aaron@morrowsrealestate.com **Listing Agent 2 Contact:**

Listing Agent 2: **Location:** Garland, TX

Preferred Title Co: North American Title

Call: Agent **Appt:** (214) 335-3085 X: **Owner Name:** Bokf Na*

Keybox #: 1234 **Keybox Type:** Combo **Seller Type:** Lender/REO **Occupancy:** Vacant

Show Instr: CALL AGENT FOR ACCESS **Owner Permission to Video:**



[Statistic for this Zip Code](#)

Prepared By: [Aaron Morrow / Coldwell Banker Apex](#)

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