



## Commercial Detail

606	Brookside		
RoadTyp	City	Subdiv	N/A
Avl/Pos	@ Closing		

SubType	Improvement	Price	\$99,950.00		MLS number	10103005	
Legal	Lot 7A, Block 159 & Lots 1 & 2A, Block 3, Brookside Addition						
Status	Active	Recent Change	Reduced				
Exterior	4' x 8' Textured Plywood	I.S.D.	Jacksonville				
LotSqFt	33,759	Acreage	.77				
LandDim	Irregular	County	Cherokee				
Tax/SCE	\$2,095.39 (AD/'20)	Exemptions	None				
City	Jacksonville	Year Built	1975				
Zip	75766	State	TX	Zone	B-1 & 2 Family		
X Street	Fulton	Htng/Cooling	CEH/EA				
StdntFtr	Professional facility in excellent condition.						

### NarrtiveDscrptn

REDUCED \$50,000!! For 43 years this has been a dental office. It has several professional possibilities: dental, medical, attorney, CPA, insurance, beauty salon. It is in excellent condition and straddles Ragsdale Creek. The foundation is extremely solid, going into bedrock. The structure fronts both Brookside Drive and San Marcos Street. There is front and back parking. The building has two outside decks that were rebuilt in 2017. Rooms: reception, clerical, professional office, examinationrooms. One and a half baths, laboratory, compressor room, new 30-year roof in 2017, storage room. The Rooms can be easily modified. For sale or lease.

Directions: From U.S. 79 (East Rusk Street), turn onto Brookside, across from the Tomato Bowl and go down Brookside for .3 miles to the property, on the left.

BusName	N/A	AirPhoto	Yes	#HtgUnits	2	H/C SqFt	1,647
BusType	Professional Office	PlnsOnFil	No	A/C Type	Central Electric	H/C SF Srce	CCAD
OrgnzdAs	N/A	Struct#1	Professional Office	A/C Cap	Unknown	PriceOfRE	\$125,000.00
YearsInOp	0	Struct#2	----	#A/CUnits	2	BsInvAvail	N/A
Misc1	Ample Parking	Struct#3	----	Sprinklrd	No	PrOfBsInv	0
FireDist	No	Struct#4	----	Emer Gen	No	BusPPAvl	N/A
PrncipUse	Professional Office	Struct#5	----	ElcSvcTp	220	PrOfBusPP	0
PrpCndSt	Yes	Struct#6	----	ADA Acce	No	TrdFixAval	Some
#Buildings	1	Struct#7	----	Sec Sys	Yes	PrOfTrFlxt	0'
#Stories	1	Struct#8	----	TchReady	Yes	LseExpDate	N/A
Constructn	Wood Frame	Struct#9	----	KitchnFac	Yes	Sublseable	No
Foundatn	Pier & Beam	Struct#10	----	#MnsRms	Unisex	SgnNoCmp	Yes
ExtWalls	Wood	RoadSurf	Asphalt	#LdsRms	Unisex	FinancsAv	N/A
Roof	Composition Shingle	NrstUSHw	U.S. 79	#PassElvtr	0	AnnHazIns	
Floors	Carpet, Vinyl	NrstIntst	I-20	#FrtElevtr	0	WaterSup	Jacksonville
ParkingSF	2,000	RRAccess	No	#Escalator	0	AvgWater	\$86.00
#PrkgSpc	10	TotalSF	1,647	Feature#1	3-4 Exam Rooms	Sewer	Municipal
PrkgSurfc	Asphalt	OfficeSF	150	Feature#2	Reception Area	ElecCo	Oncor Delivery
CovrdPkg	No	RetailSF	0	Feature#3	Clerical Area	AvgElec	200.00
#OHDoors	0	WhseSF	0	Feature#4	Laboratory	GasCo	CenterPoint
OHDrHgt	0	ManufSF	0	Feature#5	Storage	AvgGas	\$50.00
#Docks	0	OtherSF	0	Feature#6	Compressor room	PhoneCo	Frontier/SuddenLink
#Ramps	0	WhseClrnc	0	Feature#7	New Roof	SanSrvc	Municipal
Misc2	2 Outside Decks	Fencing	None	Feature#8	2 HVAC Units	DeedRestr	No
LandSize	.775 Acres	HeatType	Central Gas	Easements	Utility	Minerals	All Owned
PlatOnFile	Yes	HtngCap	Unknown	EPAIssues	None Known		