



# Commercial Detail

SubType: Building Price: \$299,000.00 MLS number: 23016639

401	S.	Bolton
RoadTyp	F.M.	Subdiv N/A
Avl/Pos	@ Closing	

Legal	Lots 9 & 10, Block 167, City of Jacksonville		
Status	Active	Recent Change	New Listing
Exterior	Brick & Stone	I.S.D.	Jacksonville
LotSqFt	11,500	Acreage	.264
LandDim	115' x 100'	County	Cherokee
Tax/SCE	\$7,511.84 (AD/25)	Exemptions	None
City	Jacksonville	Year Built	Unknown
Zip	75766	State	TX Zone G - Commercial
X Street	Larissa	Htng/Cooling	Central Gas Heat & Electric Air
StndtFtr	High traffic corner with great visibility.		

**NarrveDscrptn**

Located at the intersection of two well-traveled streets, just a few blocks south of Downtown Jacksonville, this facility served as a gas station, convenience store and tire installation facility. There is a walk-in cooler and plenty of room for all kinds of convenience store merchandise. The facility has over 7,000 sq ft. The right owner will know how to price his products in order to be competitive. Jacksonville continues to grow.

**Directions:** Located at the SW corner of Larissa and S. Bolton (F.M. 347), three blocks W. of S. Jackson (U.S. 69). One block S. of the intersection of W. Rusk (U.S. 79) & Bolton.

**REDUCED \$51,000!!!**

BusName	N/A	AirPhoto	Yes	#HtgUnits	2	H/C SqFt	4,680
BusType	Gas & Convenience	PlnsOnFil	No	A/C Type	Electric	H/C SF Srce	CCAD
OrgnzedAs	N/A	Struct#1	Main Office	A/C Cap	Unknown	PriceOfFRE	\$350,000.00
YearsInOp	N/A	Struct#2	Pumps	#A/CUnits	2	BsInvAvail	No
Misc1	Good Corner	Struct#3	Maintenance Shop	Sprinklrd	No	PrOfBsInv	N/A
FireDist	Yes	Struct#4	----	Emer Gen	No	BusPPAvl	No
PrncipUse	Gas & Convenience	Struct#5	----	ElcSvcTp	220	PrOfBusPP	N/A
PrpCndSt	Yes	Struct#6	----	ADA Accs	No	TrdFixAval	Yes
#Buildings	1	Struct#7	----	Sec Sys	Yes	PrOfTrFixt	N/A
#Stories	1	Struct#8	----	TchReady	No	LseExpDate	N/A
Constructn	Frame	Struct#9	----	KitchnFac	No	Sublseable	N/A
Foundatn	Slab	Struct#10	----	#MnsRms	Unisex	SgnNoCmp	Yes
ExtWalls	Brick & Stone	RoadSurf	Asphalt	#LdsRms	Unisex	FinanclsAv	No
Roof	Builtup	NrstUSHw	U.S. 79	#PassElvtr	0	AnnHazIns	Unknown
Floors	Concrete	NrstIntst	1-20	#FrtElevtr	0	WaterSup	Jacksonville
ParkingSF	2,000	RRAccess	No	#Escalator	0	AvgWater	Unknown
#PrkgSpc	8	TotalSF	7,020	Feature#1	Good Corner	Sewer	Public
PrkgSurfc	Asphalt	OfficeSF	100	Feature#2	Close to U.S. 69	ElecCo	Oncor Delivery
CovrdPkg	No	RetailSF	2,000	Feature#3	----	AvgElec	Unknown
#OHDoors	2	WhseSF	2,340	Feature#4	----	GasCo	CenterPoint Energy
OHDrHgt	10'	ManufSF	0	Feature#5	----	AvgGas	Unknown
#Docks	0	OtherSF	0	Feature#6	----	PhoneCo	Frontier/Optimum
#Ramps	0	WhseClrnc	N/A	Feature#7	----	SanSrvc	Republic Services
Misc2	----	Fencing	No	Feature#8	----	DeedRestr	No
LandSize	.264 Acres	HeatType	Central Gas	Easements	Utility	Minerals	None
PlatOnFile	No	HtngCap	Unknown	EPAIssues	None Known		