CLA | Cobb, Lundquist, & Atnip Inc.

For Sale- $300,000

4702 Everhart Road

Corpus Christi | Texas | 78411

Location: Everhart Road, between McArdle and Staples.

Price: $300,000 ($117 / per square foot)

Building Size: 2,549 sq.ft. **Lot Size:** 8,276

Zoned: A-B

Description: This stand-alone office building is ideal for a small professional business with excellent visibility on the corner of Everhart and Janssen Dr. across from the post office. The building was built in 2003 as a State Farm insurance building and has 2,549 sq. ft. The interior has two private offices, kitchen/work room/ break area, waiting area, three partitioned work areas with built in counter tops with storage area, two handicap restrooms, and a large un-air conditioned storage area (this area can easily be converted to office area). The finishes are painted sheet rock walls and ceramic tiles floors through out. The exterior is stucco finish and a flat roof. The storage area can be accessed by an overhead door off Janssen Drive. There is a concrete parking lot with 7 parking spaces.

Contact: **Cliff Atnip**
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