



3800 So. W.S. Young Dr., Suite 101, Killeen, Texas 76542
PH. (254) 526-5117 FAX (254) 526-8830 E-Mail jim@texasccim.com

PROPERTY SUMMARY

PROPERTY NAME: Former Aaron's Building
PROPERTY TYPE: One story Metal Building
ADDRESS: 3002 N. Navarro Street, Victoria, TX 77901
ACCESS: Hwy 77 – N. Navarro Street
ROAD FRONTAGE: 89.9' on Hwy 77
LOT SIZE: 26,940 s.f. - +/- .62 acres (89.9 x 300')
BUILDING SIZE: 8,000 s.f. Retail Building
AGE: Built in 1999
BATHROOMS: 2 – ADA Equipped
CEILING HEIGHT: 10-14'
BAY DOORS: 1- 8' grade level bay door
PARKING: 20 Off Street spaces including ADA
UTILITIES: City Water & Sewer, TXU Electricity
ZONING: Local Retail
LEGAL: Lot 2, Blk 1, McHaney Subdivision
LEASE PRICE: \$6,000.00 Per Month NNN (\$9.00 p.s.f.) \$0.75 p.s.f. mo.
(Taxes-Insurance \$1,450.00 mo.)
SALES PRICE: \$849,500.00

Offered By:
Jim Wright, CCIM
JWC COMMERCIAL
3800 So.W.S. Young Dr.
Killeen, Texas 76542
(254) 526-5117

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