

FOR SALE



223 E. Elm St., Tyler, TX 75702

DOWNTOWN OFFICE BUILDING FOR SALE



SALE PRICE

\$650,000

OFFERING SUMMARY

Building Size:	13,000 SF
Lot Size:	0.387 Acres
Price / SF:	\$50.00
Year Built:	1945
Renovated:	1991
Market:	Downtown Tyler, TX
Zoning:	DBAC - Downtown Business, Arts, & Culture District

PROPERTY OVERVIEW

Rare downtown purchase opportunity. Two story office building located within walking distance of the Smith County Courthouse. Perfect building for a law office, other professional office, lease space, or could be retrofitted to multifamily.

PROPERTY HIGHLIGHTS

- Located within an Economic Opportunity Zone
- Lot includes ample off-street parking including covered parking.
- Well maintained interior and exterior.
- Exterior entrances to second floor.
- Layout conducive for single occupant, or multiple tenant lease space.

Sale Brochure

PRESENTED BY:

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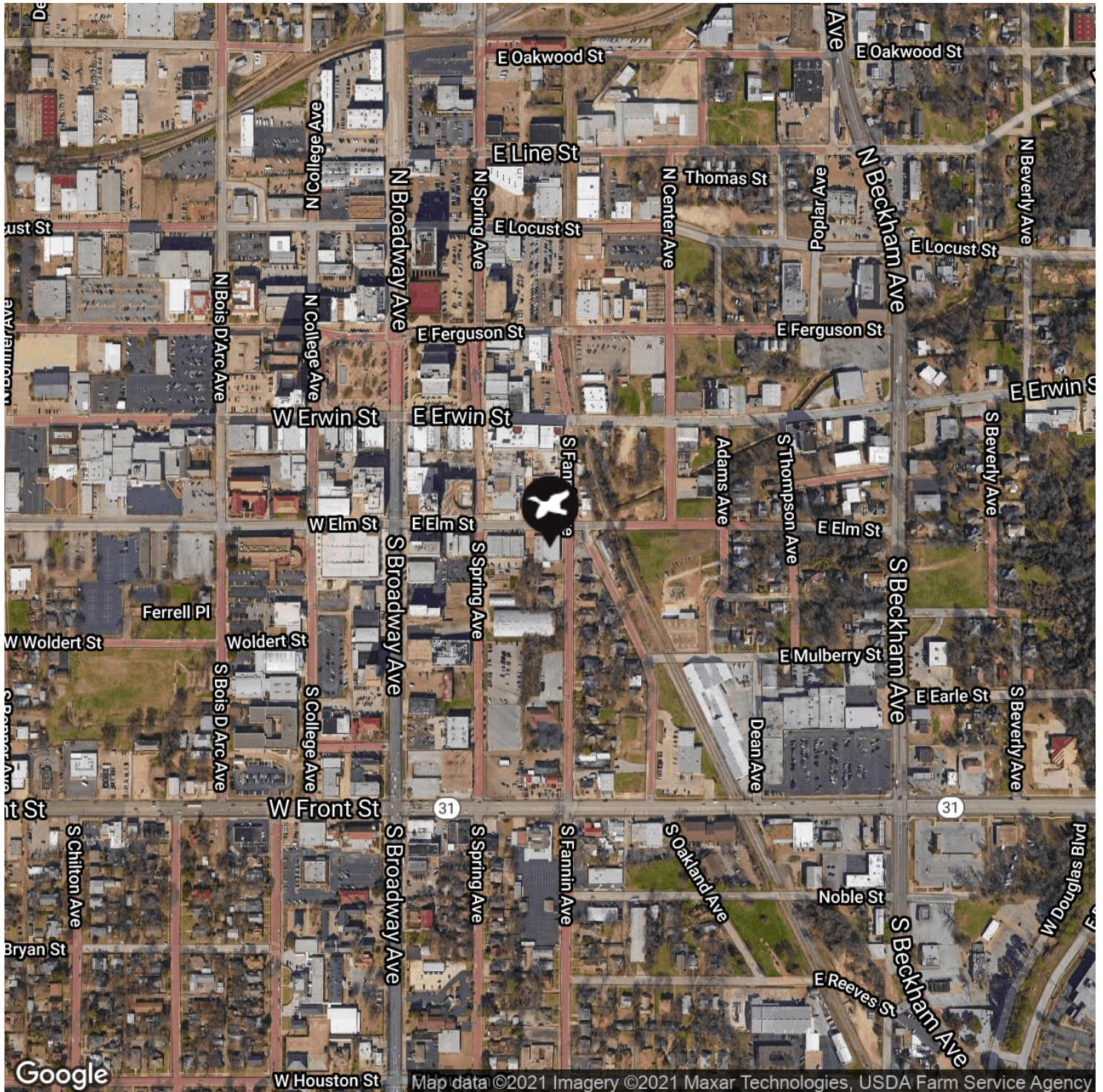
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Sale Brochure
LOCATION MAP

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ADDITIONAL PHOTOS