



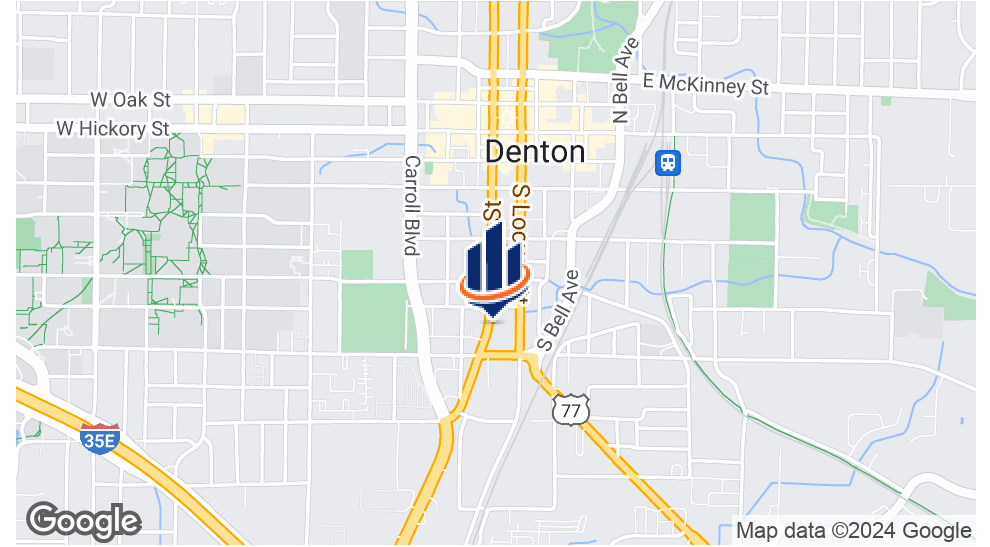
721 S ELM ST

DENTON, TX 76201

Kris Smith
O: 940.381.2220
kris.smith@svn.com



Property Summary



OFFERING SUMMARY

Sale Price:	\$1,200,000
Building Size:	7,373 SF
Lot Size:	0.78 Acres

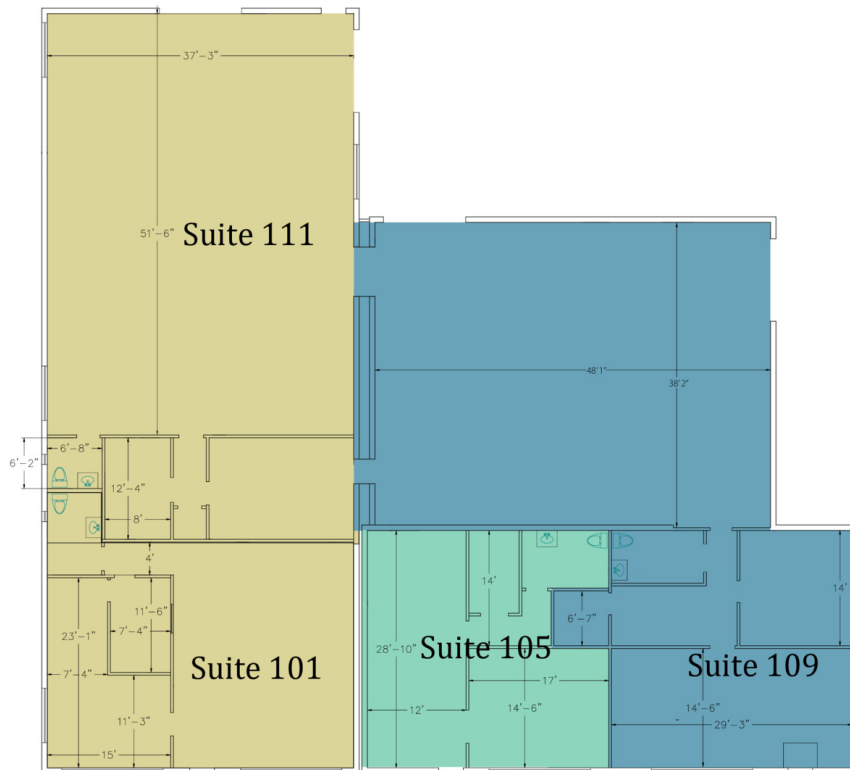
PROPERTY OVERVIEW

Rare opportunity for an owner-occupant to purchase a building in Downtown Denton. Sitting on .78 AC this property has a quarter AC of gravel lot that has development potential or could be used as excess parking. The building is well-suited for office or flex/warehouse users. There are two grade-level doors available.

LOCATION OVERVIEW

This subject property is located off Bell Avenue in Downtown Denton which benefits from high traffic counts. Downtown Denton is also home to two major college campuses, UNT and TWU. This area is a highly desirable location for retail, restaurant, and office users with excellent foot traffic and vibrant activity.

Additional Photos



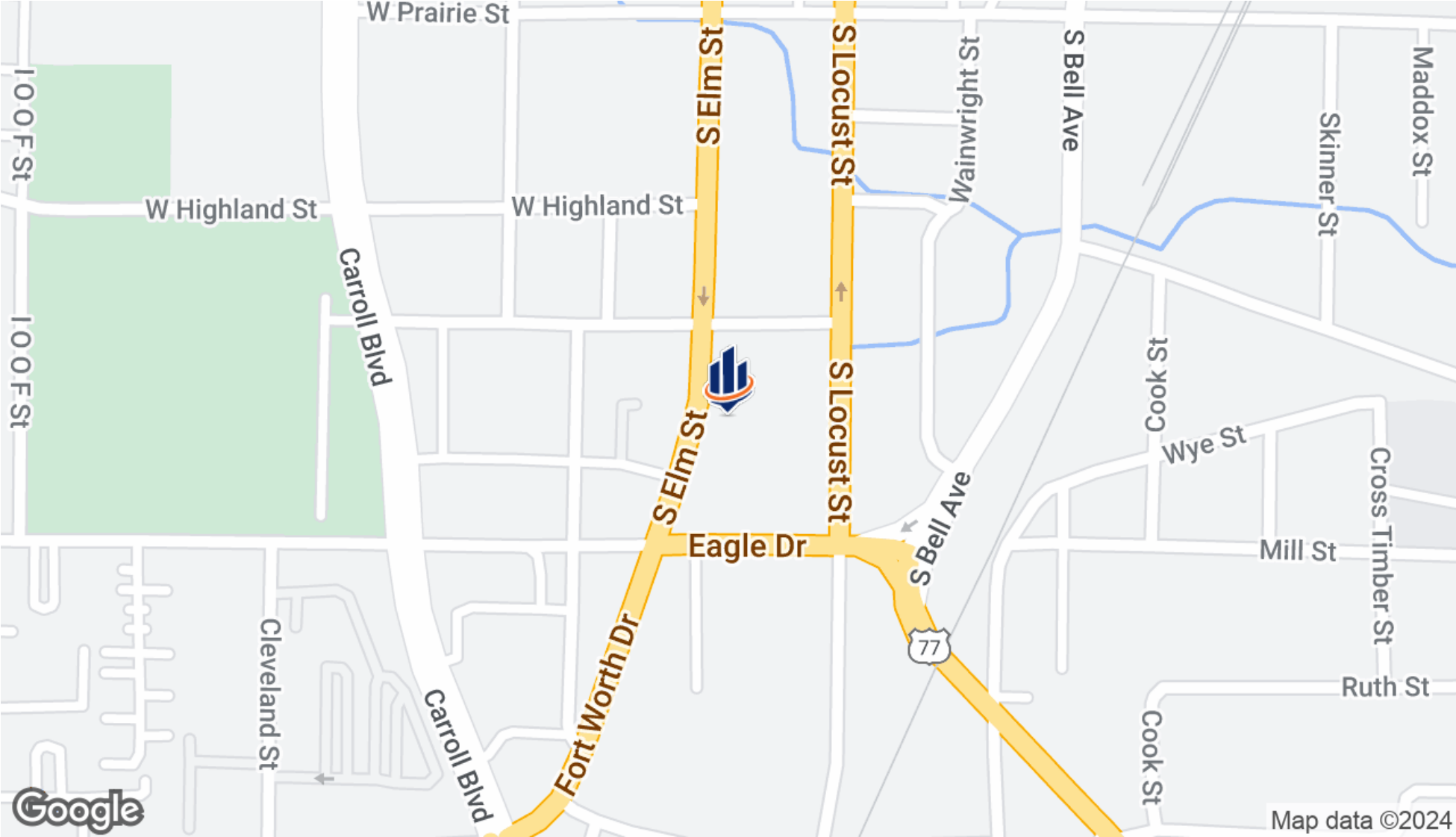
Suite 101
Total Sqft = 3484
Office Sqft = 1520
Warehouse Sqft = 1964

Suite 105
Total Sqft = 891

Suite 109
Total Sqft = 2727
Office Sqft = 892
Warehouse Sqft = 1835



Location Map



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