

**MLS#:** 20489755 **N Active**  
**Property Type:** Commercial Sale

[713 S Locust Street Denton, TX 76201-6823](#)

**LP:** \$750,000

**SubType:** Warehouse



**Low LP:** \$/Gr SqFt: \$99.04  
**Subdivision:** Blount  
**County:** Denton  
**Country:** United States  
**Parcel ID:** [R26974](#)  
**Parcel ID 2:** R26949  
**Lot:** 6 **Block:** B  
**Legal:** BLOUNT BLK B LOT 6  
**Unexempt Tx:** \$8,267  
**Spcl Tax Auth:** Yes

**Bldg SF:** 7,573/Public Records  
**Yr Built:** 1970/Public Records/Preowned  
**Gross SqFt:** 7,573  
**Zoning:** Commercial, warehouse  
**Apprsr:**  
**Lot SqFt:** 23,749/Public Records  
**Lot Dim:**  
**Adult Community:** No **Will Subdiv:**  
**Mult Zone:** No  
**# Units:** 2  
**Acres:** 0.545  
**#Stories:** 1

**General Information**

**Business Name:** Gene's Body Shop  
**Gross Income:** \$1  
**Net Income:** \$1  
**Annual Expenses:** \$1

**Min Lse Rt (SF/MO):**  
**Leasable SqFt:** 7,573  
**Leasable Space:**  
**Lease Expire Date:**

**Max Lse Rt (SF/MO):**  
**Avg Monthly Lease:**  
**Spaces Leased:**  
**Occupancy Rate:**

**Features**

**Building Use:** Automotive, Office/Warehouse  
**Alarm/Security:** Fire Alarm, Smoke Detector(s)  
**Inclusions:** Building Only  
**Lot Size/Acre:** .5 to < 1 Acre  
**Topography:**  
**Soil:**

**Ceiling Height:** 8 to10 Feet, 15 to 20 Feet, Other  
**Flooring:** Concrete  
**Heating:** Central, Wall Furnace, Wood Stove  
**Cooling:** Ceiling Fan(s), Central Air, Wall/Window Unit(s), Window Unit(s)

**Rd Front Desc:** City Street, Sidewalk  
**Tenant Pays:** None  
**Foundation:** Slab  
**Construction:** Brick, Metal Siding, Wood

**Owner Pays:** All Utilities  
**Tot Ann Exp Inc:** Accounting, Insurance, Legal, Licenses, Maintenance, Maintenance Grounds, Payroll, Pest Control, Staff, Supplies, Trash, Utilities, Water/Sewer

**Roof:** Metal  
**Walls:** Brick, Cement Block, Metal  
**Freight Doors:** Grade Level  
**Street/Utilities:** Cable Available, City Sewer, City Water, Electricity Connected, Individual Gas Meter, Individual Water Meter  
**Showing:** Appointment Only, Occupied, Restricted Hours, Showing Service  
**Parking/Garage:** Garage Single Door, Additional Parking, Garage, Garage Faces Side, Oversized, Parking Lot, Workshop in Garage, Other  
**Dock Permitted:** No

**Lease Desc:**  
**Special Notes:** Deed Restrictions, Utility Easement  
**Possession:** Negotiable

**Lake Pump:** No

**Remarks**

**Property Description:** Opportunity of a lifetime! Driveway on Locust and also on Wainwright with gates on both ends. Large space includes a front warehouse space currently used as the painting area, a receptionist space and office space for meeting with clients, a paint mixing and supply area, a private bathroom, a second warehouse space, a third warehouse space with 3 extra-tall overhead doors, and a separate, stand alone small warehouse space. Additional parking across from the east end of the building. Two land parcels for a total of 0.5452 acres; provides for customer parking, employee parking, and extra vehicle parking as needed. Privacy gate in place at the west end of the property to prevent vehicles from being visible from the street.

**Public Driving Directions:** Headed north on 77, turn left at Eagle Drive, then right on S Locust Street. Gene's Body shop is on the right.

**Agent/Office Information**

**Lst Ofc:** Carrico and Associates Realtors

**Lst Agt:** [Marla Carrico](#)