

# For Sale

## Office Building

*\$148,695*



**908 Spruce St  
Texarkana, Texas 75501**

**JASON CLANTON**

903.306.9225

**PHIL BISHOP**

903.244.8368

**Recently Remodeled  
Conference Room**

**Break room**

**Can be Leased**

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**CURT GREEN  
& COMPANY, LLC**  
— COMMERCIAL REAL ESTATE —

# Property Profile

<b>Location:</b>	908 Spruce St Texarkana, Texas 75501
<b>Lot Size:</b>	0.3 Acres
<b>Building Size:</b>	2,586 SF
<b>Leasing Info:</b>	\$1,600/ MO Gross.
<b>Remarks:</b>	Recently remodeled with reception, 9 offices, conference room, break room, 2 restrooms. All utilities / HVAC updated. Fully ADA compliant. Concrete Parking



# Pictures



This information has been secured from sources we deem to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

# Pictures

