

TURNER COMMERCIAL

P R O P E R T I E S

FOR SALE

**100 STORY AVENUE
Florence, Texas 76527**

Presented By:

Ron Leps
Turner Commercial Properties
Representing the Seller
512-930-2800

The Broker is submitting the attached information in its capacity as an agent and representative of the owner. The property is being offered for sale in "AS IS, WHERE IS" condition. Please note that all information submitted for your review has been gathered from what we believe are reliable sources, but the accuracy of the information is not guaranteed. Turner Commercial Properties has attempted to use reasonable care in obtaining the information submitted to you. Generally, a substantial portion of the information must be obtained from sources other than Turner Commercial Properties. Not all sources can be absolutely confirmed. Consequently, Turner Commercial Properties makes no warranty, either express or implied, as to the accuracy of the information contained herein. All information submitted is subject to change without notice as regards price, terms or availability. Additionally, the Broker has conducted no environmental investigation of the property and makes no representations regarding the environmental status of the property. No warranty or representation is made to you as to the value, or the accrual of future value, for this property. Turner Commercial Properties urges that you consult your business, tax and legal advisors before you make any final determination regarding the property being offered to you. The Broker **STRONGLY** encourages an independent examination of the property be conducted by representatives of the buyer. **IN ACCORDANCE WITH THE LAW, THIS PROPERTY IS OFFERED WITHOUT REGARD TO RACE, COLOR, CREED, FAMILIAL STATUS, NATIONAL ORIGIN, RELIGION OR HANDICAP STATUS.**

**3613 Williams Drive, Suite 304
Georgetown, TX 78628**

512-930-2800 or
512-869-6766

**100 STORY AVENUE
FLORENCE, TEXAS 76527**

LEGAL:

Florence, City of, Block 19, Lot 1-2 (pt) Acres. .40

LOCATION:

Property located one block east of Hwy. 195 at corner of East Main Street and Story Avenue.

UTILITIES:

City of Florence. .

TAXES:

\$8,025.00 estimated for 2007.

PRICE:

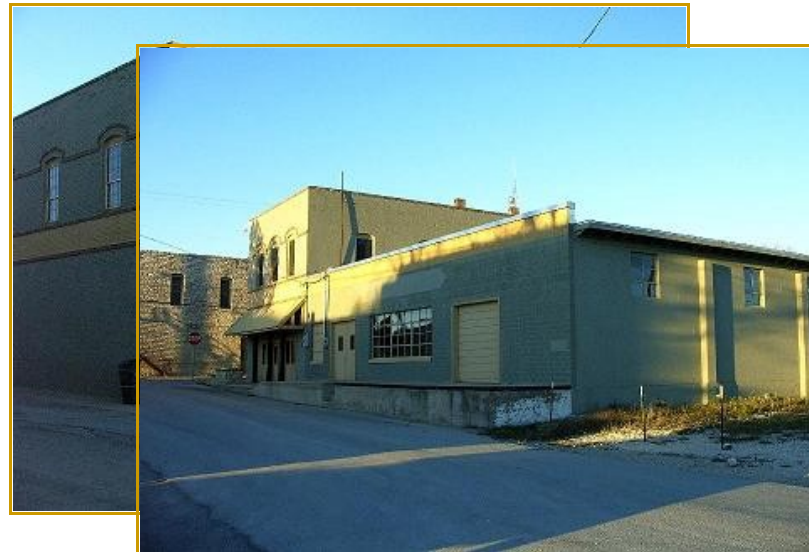
\$340,000.00

COMMISSION:

3% to Buyer's Broker

COMMENTS:

This property is being offered for sale in its "AS IS, WHERE IS" condition.



DESCRIPTION:

Property features a 6,600+/- sq. ft. storage/work area; a 2,100+/- sq. ft. office area; and a 2,100+/- sq. ft. 2 bedroom, 1 bath upstairs apartment. The entire complex was recently re-modeled and painted. In addition, there is an approximate 116' x 76' lot on the east side of the building. Property is in excellent condition and located in the downtown section of Florence.

With the widening of Hwy. 195 to 5 lanes, this property is conveniently located to the IH-35 corridor plus the Temple-Killeen business districts.

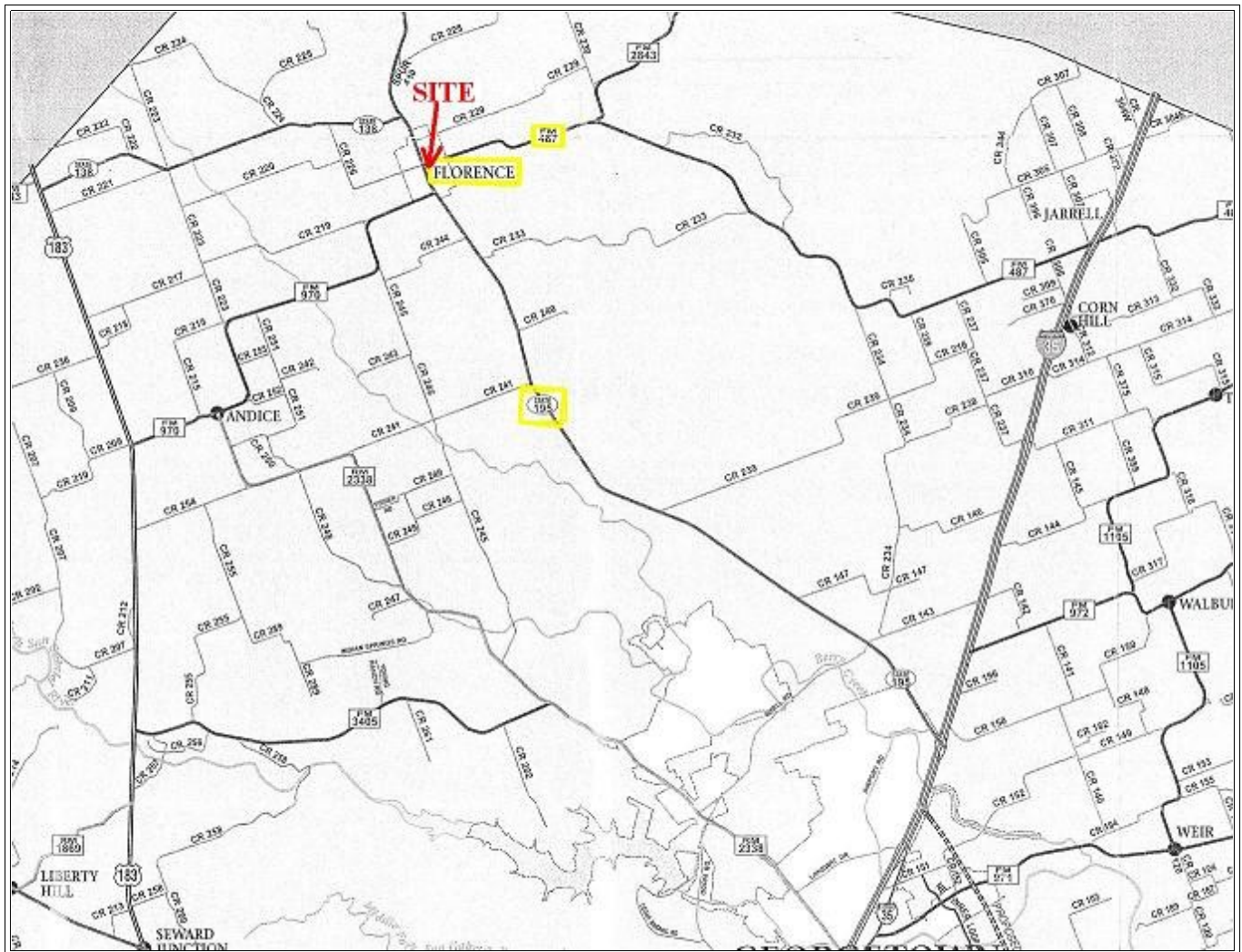
Given the office, warehouse, parking and living accommodations, the property would be ideal for a variety of

uses such as plumbing, electrical, HVAC or a manufacturing business.

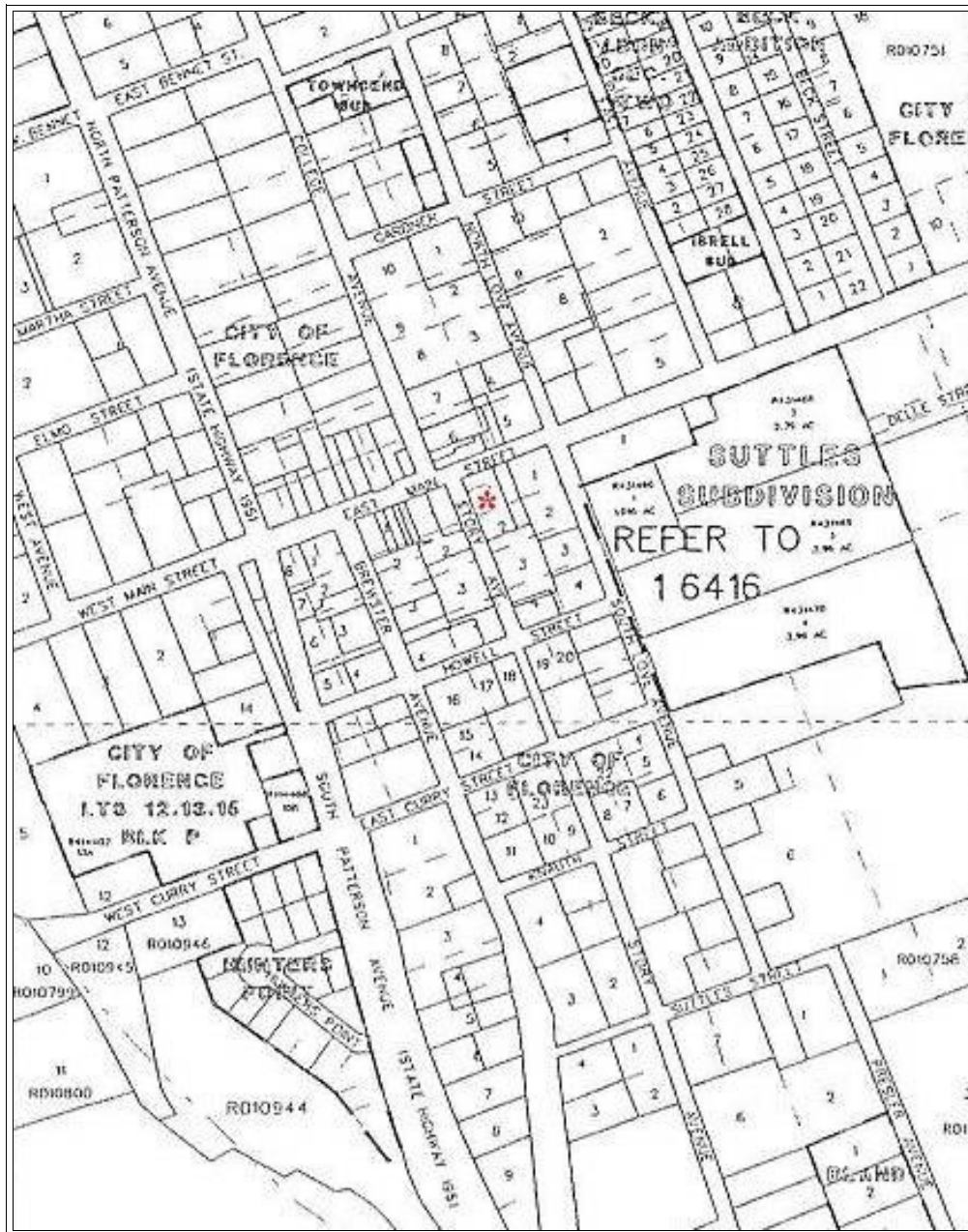
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