



COMMERCIAL BUILDING
105 VANCE STREET
TAYLOR, TX 76574

Presented By:

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

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3613 Williams Drive, Suite 304
Georgetown, TX 78628

AGENT: RON LEPS
Representing the Seller
512-930-2800 or
512-869-6766

**COMMERCIAL BUILDING – OLD SWIFT BUILDING
105 VANCE STREET, TAYLOR, TEXAS**

LEGAL: Taylor, City of, Block 6, Lot 1-6

ZONING: Commercial

LOCATION: 105 Vance Street – half a block south of 2nd Street (Business Hwy. 79).

UTILITIES: City of Taylor

TAXES: 2009: \$14,279.00

PRICE: \$789,000.00 (\$31.79 per sq. ft.)

COMMISSION: 3% to Buyer’s Broker

DESCRIPTION:

The Old Swift Building offers a total of 24,820+/- sq. ft. on 3 floors. IN addition, there is a 2 car carport. The building is currently being utilized as a residence and antique business.

1st Floor: is being utilized as the showroom for antique furniture sales. The first floor was subdivided with interior walls. It has 9,268 +/- sq. ft. with 5,200+/- sq. ft. heated and cooled. The first floor has three 5-ton air conditioning units and three phase heat pumps installed in 2002. This floor has a full bath.

2nd Floor: has 7,776+/- sq. ft. served by two 5-ton air conditioning units and three phase heat pumps installed in 2002. The second floor is currently being used as the work area for the antique business.

3rd Floor: has been converted to a loft/apartment with 2.5 baths. It has 7,776+/- sq. ft. with 5,200+/- sq. ft. heated and cooled by three 5 ton air conditioning units & three phase heat pumps installed in 2002. The third floor was subdivided with interior walls.

Since 2002, the following work was done to the building: new lights and plugs on all 3 floors, replaced windows in office on first floor new air conditioning units and heat pumps, security system with smoke and fire protection installed and the outside of the building was painted. The asphalt parking lot was constructed in 2005.

Each floor has its own electric meter with all power being three-phase. The fourth meter serves the apartment, stairway lights and elevator. There is no natural gas in the building. The building is served by a freight elevator. There is a semi-loading dock and a pick-up dock.

The original blueprints are available. In addition, there are copies of engineer studies on the building and site location is available.

COMMENTS:

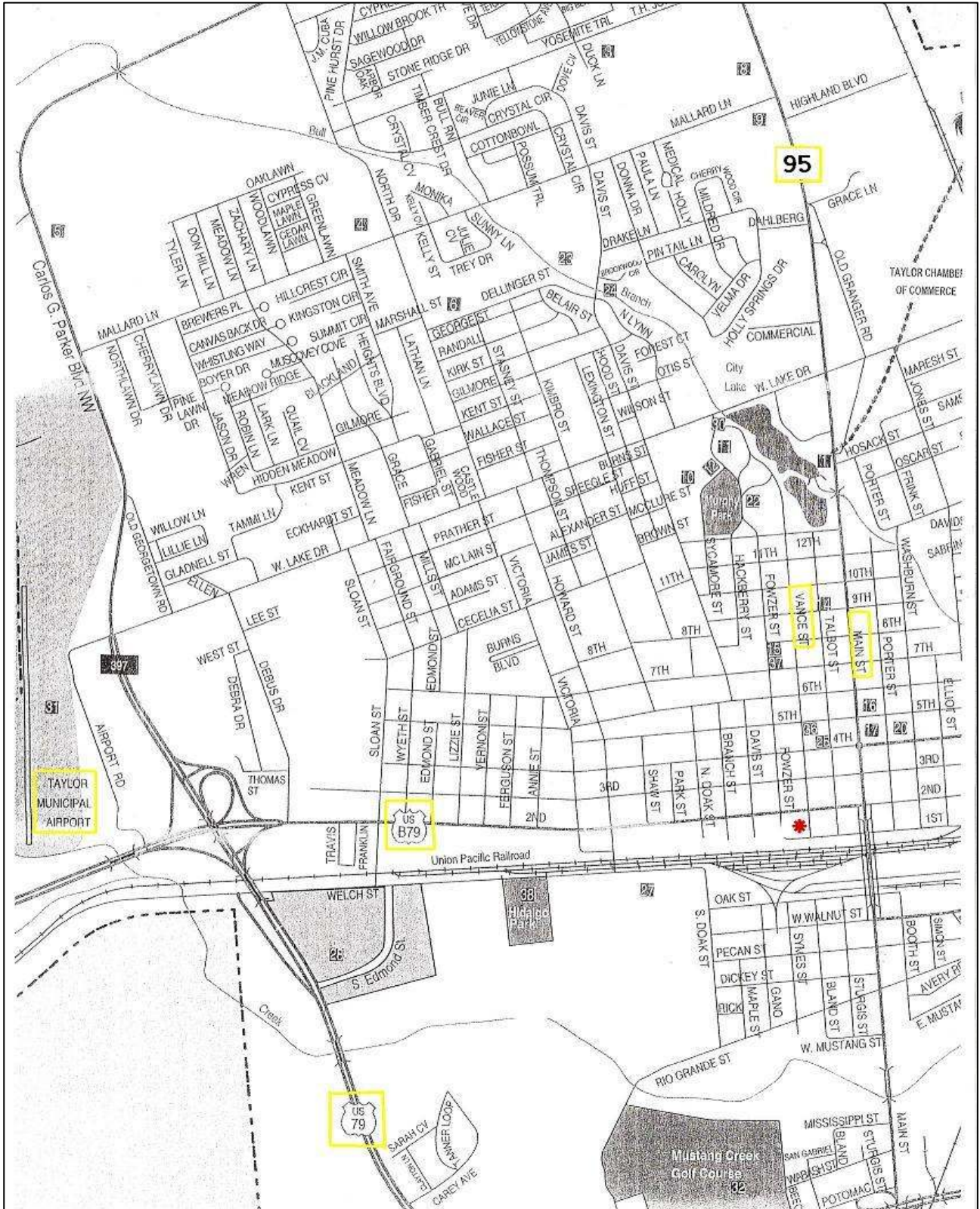
This property is being offered for sale in its “AS IS, WHERE IS” condition. The building has many uses given the three floors and total square footage. It could remain as a retail operation with residence on sight. Another possibility is a manufacturing operation with storage. The building could be converted in to lofts for residence living. With the three floors separated by electric service, one could lease out each floor to a separate tenant for independent use. The owner is interested in downsizing their operation as one member of the family enters retirement.

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PHOTOS & SITE MAP



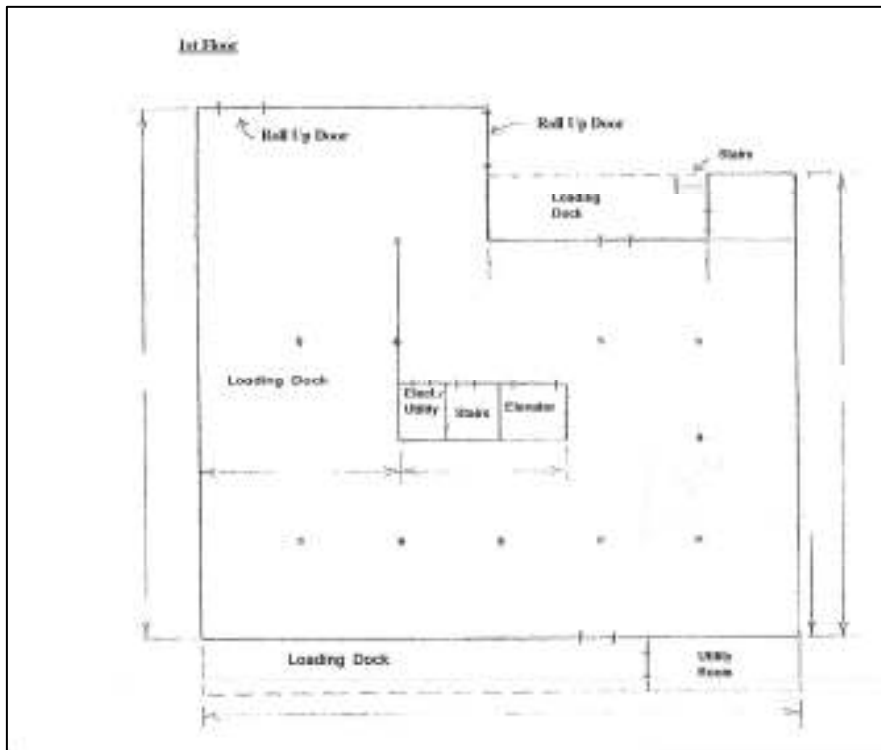
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SITE LAYOUT



FLOOR PLAN

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