RICHTER REALTY, INC.

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Property Type:



Property Name/Location:

FINE MEDICAL CENTER 320 West Main Street Kerrville, Texas 78028

Land:

2.50 Acres +/- with frontage on Junction
Highway; West Water Street; West Main
Street; and Cox Street

All and and

Taxes:

Description:

Prime Commercial Property with high traffic count. Multiple buildings with medical tenants and retail tenant. Total of leasable space is 20,174 sq.ft.±. The older residential structures (4) total 3,440 sq.ft.±. Potential for construction of addi-

tional buildings and parking. Traffic Count: 21,000 per TXDOT (2001)

\$26,700.00± Taxes (2002)*
\$2,700.00± Insurance (2002)*
*Does not include 4 older structures.
Current Gross Rent Roll and Expenses available upon request.

Price:

\$1,560,000.00

Cash or TERMS ACCEPTABLE TO SELLER

Improvements:

Bldg	Per KCAD	Bldg	Per KCAD
"A"	12,833 sq.ft.±	"D"	1,125 sq.ft.±
"B"	2,000 sq.ft.±	"E"	1,128 sq.ft.±
"C"	3,088 sq. ft.±	"F"	3,440 sq.ft.±

Contact:

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