

Agent Full Report

MLS#: **14513393 N Active** **116 S Houston Street** **Granbury** **76048-2405** LP: **\$1,200,000**



Category: Commercial	Type: COM-Sale	Orig LP: \$1,200,000
Area: 73/1		Low: \$143.15
Subdv: Original Town		\$/Gr SqFt: \$143.15
County: Hood	Lake Name:	
Country: United States		
Parcel ID: R000036642	Plan Dvlpmnt:	
Lot: 4R Block: 8	Legal: ACRES: 0.401 LOT: 4R BLK: 8 SUBD: ORIGINA	
Multi Prcl: Yes	MUD Dst: No	Unexempt Taxes: \$20,912
Building SqFt: 8,383 / Tax	Appraiser Name:	Yr Built: 1953 / Preowned
Gross SqFt: 8,383	Zoning: Commerc	#Units: 1
Lot SqFt: 17,468 / Tax	Multiple Zoning: No	Stories: 1
Lot Dimen:	Acres: 0.401	Will Subdiv: No
Senior Community Y/N:		

[Transaction Desk](#)

Recent: **02/09/2021 : NEW**

Business Name:	Min Lease Rate(SF/MO):	Max Lease Rate(SF/MO):
Gross Income: \$0	Leasable SqFt: 8,383	Average Monthly Lease:
Net Income: \$0	Leasable Spaces:	Spaces Leased:
Annual Expenses: \$0	Lease Expiration Date:	Occupancy Rate:
Income/Expense Src:		

Building Use: Designated Historical Bldg., Hotel/Motel, Office	Alarm/Security Type:	
Inclusions: Land & Improvements	Ceiling Height/Type: 8 to10 Feet	
Lot Size/Acreage: Less Than .5 Acre (not Zero)	Flooring: Laminate	
Topography: Level	Heating/Cooling: Heat Pump, Window Unit	
Road Frontage Desc: City, Sidewalk	Green Features:	
Foundation: Slab	Green Certification:	
Construction: Concrete	Tenant Pays: All Utilities	
Roof: Tar/Gravel	Owner Pays: Electric, Gas, Insurance, Lawn Care, License/Permits, Maintenance, Management	
Walls: Brick, Cement Block	Tot Annual Exp Inc:	
Street/Utilities: City Sewer, City Water, Sidewalk	Special Notes:	
Property Association:	Possession: Closing/Funding	
Parking/Garage: Common Lot, On Street	Showing:	
Features: Inside Storage, Living Areas		
Waterfront: No	Platted Wtrfrn Bound:	

Property Description: **The existing building is a one story 8,900 square foot building that was originally constructed as a health care facility, reportedly a Group I-2 hospital use. The building has masonry exterior walls with a wood framed flat roof with deep overhangs on two elevations. Previous use was by the Granbury Theatre Company (GTC) to use for housing actors and stagehands that perform at the Granbury Opera House. Most of these rooms have a shared restroom that opens into the dorm room. There is a kitchen space located in the center of the building. Other uses of the rooms in the building are offices, storage, closets, laundry facilities, a movie room and a lobby.**

Excludes: **From Historic Granbury Square take Houston Street past Kessler's restaurant building will be on right. GPS does work to this location.**

Public Driving: **Private Remarks: Prior to showing please share all reports on condition of building with client. Inside of building does have profanity and offensive graffiti on the walls.**

SUB: 3% BAC: 3% Var: No List Type: Exclusive Right to Sell/Lease CDOM: 1 DOM: 1 LD: 02/09/2021 XD: 02/28/2022		
LO: JOPR00GB RE/MAX Lake Granbury (817) 579-1504	Fax: (817) 573-0794	Off Website:
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LA 2:	LA 2 Contact:	
Pref Title Co: Central Texas Title	Location: 105 E Pearl Str Granbury	

Call: ShowingTime-CSS	Appt: 800-746-9464	Owner Name:	Of Record
Keybox #: 0000	Keybox Type: Blue iBox	Seller Type:	Individual(s)
Show Instr:		Occupancy:	Vacant
Surveillance Devices Present: None			
Consent for Visitors to Record: Video			



Prepared By: Steve Fortner / RE/MAX Lake Granbury on 2021-02-10 18:26

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