

1115 Waters Edge Drive, Granbury, Texas 76048

Listing

MLS#: 14659060 N

Active

1115 Waters Edge Drive

Granbury

76048-1491

LP:

\$1,100,000

Category:

Area:

Subdv:

County:

Country:

Parcel ID:

Lot:

Multi Prcl:

Commercial

73/1

Wadley-Anderson Add

Hood

United States

R000097131

2B-R

No

Type:

Lake Name:

Plan Dvlprmnt:

Legal:

MUD Dst:

COM-Sale

No

Orig LP:

Low:

\$/Gr SqFt:

\$1,100,000

\$176.62

ACRES: 0.524

LOT: 2B-R

BLK: 1

SUBD: WADLE

Unexempt Taxes:

\$10,378

Building SqFt:

Gross SqFt:

Lot SqFt:

Lot Dimen:

Senior Community Y/N:

6,228 / Tax

6,228

22,825 / Tax

No

Appraiser Name:

Zoning:

Multiple Zoning:

Acres:

Commerc

No

0.524

Yr Built:

#Units:

Stories:

Will Subdiv:

2005 / Preowned

2

1

No

Transaction Desk

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

Business Name:		Min Lease Rate(SF/MO):		Max Lease Rate(SF/MO):	
Gross Income:	\$0	Leasable SqFt:	6,228	Average Monthly Lease:	
Net Income:	\$0	Leasable Spaces:	2	Spaces Leased:	
Annual Expenses:	\$0	Lease Expiration Date:		Occupancy Rate:	
Income/Expense Src:					
Building Use:	Beauty/Barber, Medical, Office, Other	Alarm/Security Type:			
Inclusions:	Building Only, Land & Improvements	Ceiling Height/Type:	8 to 10 Feet		
Lot Size/Acreage:	.5 Acre to .99 Acre	Flooring:	Carpet, Ceramic Tile		
Topography:	Level	Heating/Cooling:	Central Air-Elec, Central Heat-Gas, Zoned		
Soil:		Energy Efficiency:	13-15 SEER AC, Ceiling Fans, Double Pane Windows, Gas Water Heater, Tankless Water Heater		
Road Frontage Desc:	Asphalt, City, Curbs/Gutters, Sidewalk	Green Features:			
Foundation:	Slab	Green Certification:			
Roof:	Composition	Owner Pays:	Electric, Gas, Insurance, Lawn Care, License/Permits, Maintenance, Taxes, Water/Sewer/Trash		
Walls:	Brick	Tot Annual Exp Inc:			
Freight Doors:	No Dock	Lease Length:			
Street/Utilities:	All Weather Road, City Sewer, City Water, Community Mailbox, Curbs, Individual Water Meter, Sidewalk, Underground Utilities	Special Notes:			
Property Association:		Possession:	Closing/Funding		
Parking/Garage:	Area Assigned, Front	Showing:	Agent Or Owner Present		
Features:	Computer Ready, Fire Alarm, Firewalls, Inside Storage, Multi-User, Security System, Telephone				
Waterfront:	No	Platted Wtrfrn Bound:			
Property Description:	One of a kind executive office building in heart of Granbury. Located just off Hwy 377 with dedicated parking, easy ingress-egress onto Waters Edge Dr. IMMEDIATE Potential for use and lease income is great in with this property. Property has three separate entrances with 3 electric meters, gas meters and multiple HVAC zones and is currently divided into two separate multiple office spaces. New roof in November of 2020 and gas lines in 2021. 3D walkthrough and schematic floorplan available.				
Excludes:	Walkthrough and schematic available in links area or contact agent				
Public Driving:	From Hwy 377 Take Waters Edge Dr Building will be on left				
Directions:					
Private Remarks:					
SUB: 3%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 5	DOM: 5
LO: JOPR00GB RE/MAX Lake Granbury (817) 579-1504		Fax: (817) 573-0794		LD: 08/28/2021	XD: 08/31/2022
LO Addr: 4810 East Hwy 377 Granbury, TX 76049		Office Email: secretary@joyparis.com		Off Website:	
LA: 0540377 Steve Fortner (817) 579-1710		Fax:		Brk Lic#: 0194236	
LA Cell: (817) 579-1710		LA Other: (817) 579-1504		Off Supervisor: Joy Paris	
LA Email: steve@sfortner.com		LA Website:		Off Supervisor License#: 0194236	
LA 2:		LA 2 Contact:		Off Supervisor Phone#: 817-579-1504	
Pref Title Co: Central Texas Title		Location: 105 E Pearl Str Granbury		817-573-8882	
Call:	Agent	Appt: 817-579-1710		Owner Name:	BMJ
Keybox #:	0000000	Keybox Type:	None	Seller Type:	Individual(s)
Show Instr:	Call Agent for Showing			Occupancy:	Owner



Prepared By: Steve Fortner / RE/MAX Lake Granbury on 2021-09-02 14:16

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