

CENTURY 21

Judge Fite Company



8506 WESLEY

GREENVILLE, TX 75402



\$1,500,000



3,628 sqft

DESCRIPTION

LOCATION, LOCATION!! Rapidly growing area with over 2500 new homes and businesses! 3628 sq ft Medical Office Building on approx 1.98 acres located conveniently on Wesley St. between I-30 and FM 1570. 10,000 sq. feet of Private parking, recently refinished with Asphalt and striped. ADA Compliant. Current configuration: 31 X 21 Lobby, 27 x 24 Workspace and Reception area, 17 x 13 conference room, 5 offices, 5 bathrooms, 4 Examination Rooms, Laundry, Kitchen, 2 of the offices have plumbing and sinks, therefore could be used as examination rooms as well. This building has been used a Dermatology Office for 40 plus years. All Medical equipment and supplies convey with building or will be removed by owner. Building includes an attached 2 car carport. Other proposed usage include Business Offices, Hair Salon, Spa, Medical or Rehab clinic, Dentist office, Pet Resort or Grooming. Possibilities are endless! Seller is open to Lease Purchase Option. Zoned Commercial. Will be surveyed out of existing 3.571 acres.

PROPERTY TYPE: Commercial - Office
MLS STATUS: Active
MLS: 20331091
YEAR BUILT: 1983
COUNTY: Hunt
TRACT OR SUBDIVIION: MATTSON CLINIC
LIST DATE: 06/05/2024

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800.451.8055

AREA:
SQUARE FEET: 3,628
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 1.98
LOT SIZE (SQFT): 86,248

INTERIOR FEATURES

FLOOR COVERINGS:

- CeramicTile
- Vinyl
- Wood

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Asphalt

LOT DESCRIPTION:

- Acreage
- InteriorLot
- Landscaped

ROOF TYPE:

- SpanishTile

SIDING:

- Brick

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- CableAvailable
- ElectricityConnected
- SewerAvailable
- SeparateMeters
- UndergroundUtilities
- WaterAvailable

LISTED BY: Lq Marshall 

PHONE: 903.268.3045

ADDITIONAL PROPERTY DETAILS

BROKERED BY: Century 21 First Group

century21judgefite.com

each office is independently owned and operated