



**901 N MALLARD STREET**  
PALESTINE, TX 75801



\$475,000



3,740 sqft

## DESCRIPTION

Located in the heart of Palestine, this office building offers the ideal space for businesses seeking a completely updated professional environment. With 3740 sq. ft. and a thoughtfully designed floor plan, this office provides ample space for a variety of needs. The large, welcoming lobby is ideal for comfortable client reception. With floor to ceiling windows giving natural light, nine offices, three bathrooms, a large conference room, work room, kitchen, two storage closets, and a secure walk-in vault, the possibilities for use are endless. Two offices on a separate wing create an area with the ability to lease space. A newly built 480 sq. ft. storage building, shop, fully heated and cooled, is located behind the office building for additional work space or storage needs. Located on a corner lot, the current paved parking lot has capacity for approximately 15 vehicles, with potential for additional parking lot on opposite side of building. An automatic sprinkler system maintains the lawn and landscaping. Located in a desirable area with easy access to local amenities, downtown, and the courthouse square, this office building is move-in ready and well suited for law firms, medical offices, or any professional services looking for a prime, updated space.

**PROPERTY TYPE:** Commercial - Office

**MLS STATUS:** Active Under Contract

**MLS:** 20762739

**YEAR BUILT:** 1977

**COUNTY:** Anderson

**TRACT OR SUBDIVISION:** Original

**LIST DATE:** 10/25/2024

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,740

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 0.87

**LOT SIZE (SQFT):** 37,984

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Carpet
- Vinyl

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Parking Lot

### LOT DESCRIPTION:

- Corner Lot
- Sprinkler System
- Level

### ROOF TYPE:

- Composition

### SIDING:

- Brick
- Cedar

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- Natural Gas

### UTILITIES:

- Cable Available
- Electricity Available
- Electricity Connected
- Sewer Available
- Water Available

## ADDITIONAL PROPERTY DETAILS

### SECURITY FEATURES:

- SecuritySystem
  - SecurityLights
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**LISTED BY:** Dana Staples 

**PHONE:** 903.266.2900

**BROKERED BY:** Staples Commercial Group, LLC