

SCOTT BROWN COMMERCIAL

SALES / LEASING / INVESTMENT / ASSET MANAGEMENT
1400 Dallas Dr, Denton, TX 76205 / (940)320-1200 / (940)320-1201 Fax

PROPERTY SUMMARY

PROPERTY:	815 N Locust – Locust Street Inn		
TYPE/ZONING:	Commercial / Retail – Office – Hotel – Bed & Breakfast		
LOCATION:	815 N Locust St., Denton, TX 76201 - Just N of Historic Downtown Square		
CONFIGURATION:	Current – 1 st floor three large open rooms, restroom and large kitchen area – approx 1,856 SF. 2 nd Floor – Five (5) large rooms/bedrooms all have restrooms within or attached to the bedrooms approx 1,856 SF. Exterior Apartment - approx 588 SF – Large open area, large private restroom.		
SIGNAGE:	Available per City Approval		
SIZE:	Total 4,300 SF	3,712 SF – Main House	588 SF - Apartment
AVAILABLE:	Immediately		
LAND:	0.26 AC		
FRONTAGE/ ACCESS:	Elm St.		
VISIBILITY:	High visibility –Elm is major inbound artery to downtown Denton.		
UTILITIES:	All existing to the property		
TAXES:	Tax Parcel ID R163052 2017: \$7,024.23		
SIGNAGE:	Tenant may take over existing signage out front		
PRICE:	\$449,000.00	\$116.00 / SF	
TERMS:	Cash at Closing		
LISTED:	Loop Net, Xceligent, CoStar, Denton Sites, Many websites		
COMMENTS:	Established Bed & Breakfast blocks from Historic Downtown Denton. Originally built in 1912 and is a Historical Landmark. Numerous updates through out the property including new roof. Ideal for any Bed & Breakfast / Hotel operator or professional office/retail or live/work conversion. Great opportunity in growing area, this wont last long.		
CONTACT:	John Withers, CCIM	940-320-1200	john@sbpcommercial.com

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