For Sale | Office

Sperry Van Ness.
Commercial Real Estate Advisors

13714 Gamma Road • Farmers Branch, TX 75244

Sale Overview

Sale Price	$1,100,000
CAP Rate	0.0%
NOI	$0
Lot Size	0.0 Acres
Building Size	14,745 SF
Building Class	B
Year Built	1984
Year Renovated	
Market	North Dallas, Farmers Branch
Sub Market	Metropolitan Midway
Cross Streets	
Traffic Count	

Property Overview

Property

Multi-Tenant Office well suited for Owner-User purchase with 5,436 square feet of current For Lease space. As an Owner-User effective rental rate represents $3.90 per square foot and the sale would require an equity position of $132,000 assuming a 90% SBA Loan. The Sales Price $69.82 per square foot. Estimated Reproduction cost would be @ $125.00 per square foot on this all brick building. The property serves a corporate headquarters for Point of View Ministries, a National Radio Ministry started 40 years ago.

Location

The property is located within the city limits of Farmers Branch (with a Dallas zipcode) in a well-established office and commercial area often referred to as the Designers District. Numerous restaurants are located within blocks of the property and include Jaxx Cafe, Norma's Cafe, Blue Mesa Grill, McDonalds, Outback Steak House and Salt Grass Steak House, Chamberlain's Fish Market, Chili's, Fogo De Chao, Lawry's Prime Rib, Truluck's Steak and Stone Crab and TGI Friday's. Brookhaven College having a 10,000 student enrolment is located to the East. The property is several blocks north of LBJ Freeway and several blocks west of the Dallas North Tollroad. Driving time to Dallas Love Field is 11.4 minutes and 24 minutes to DFW International Airport

Presented by

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