

Frazier

COMMERCIAL

For Sale

Real Estate Services

For Lease



Sale Price:
\$599,000
Lease Rate:
\$4.95/SF

**3412 Schuyler
Denton, TX**

Contact:
Don Frazier (940)566-0404
www.fraziercommercial.com

Location:

Located on the north side of Schuyler just west of I-35 and north of U.S. 380.

Site Data:

Size:

Acreage: 1.44 acres
Sq. Ft.: 62,126 SF
Zoning: RCC-N
Jurisdiction: City of Denton

Utilities:

Electricity: City of Denton
Water: City of Denton
Wastewater: City of Denton
Telephone: Verizon

Improvement Data:

Size: 16,000 SF Total
(2 bldgs 6,000 & 10,000)

Construction:

Year Built: 1998
Foundation: Concrete Slab
Exterior: Metal

Comments: 10,000 SF Bldg. has 4 overhead doors, 6,000 SF Bldg. has 2. Buildings can be leased individually.