



Brandon Morgan
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COLDWELL BANKER
COMMERCIAL
LENHART
PROPERTIES INC.

1100 Judson Rd., Suite 400
Longview, TX 75601
Office 903-297-1444



FOR SALE

- ♦ 2,000 Sq. Ft.
- ♦ .46 Acres
- ♦ Zoned Commercial
- ♦ Nice Lobby Area With Small Office
- ♦ Warehouse Area
- ♦ Drive Through in Place

Located minutes from LeTourneau University

Although this information has been acquired with customary care from sources deemed to be reliable, Broker makes no guarantees with regard to prices, interim sales, withdrawal from market as well as other events over which Broker has no influence or control. Furthermore, no guarantees are given with regard to the value of this investment proposal, and the Broker recommends the potential buyer consult with advisors for the business, tax and legal aspects before making a final decision.



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Aerial Map



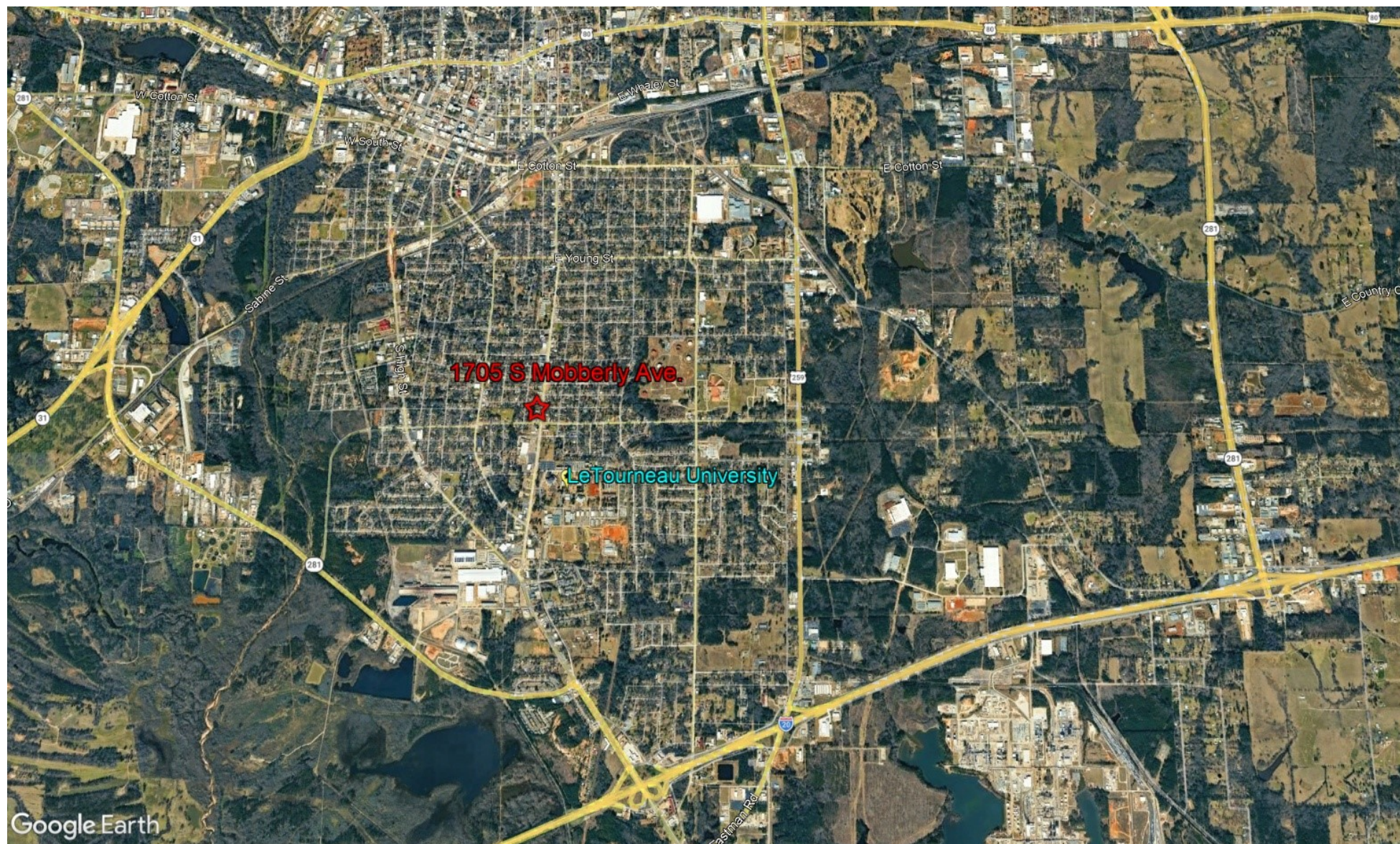


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Location Map





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Photos





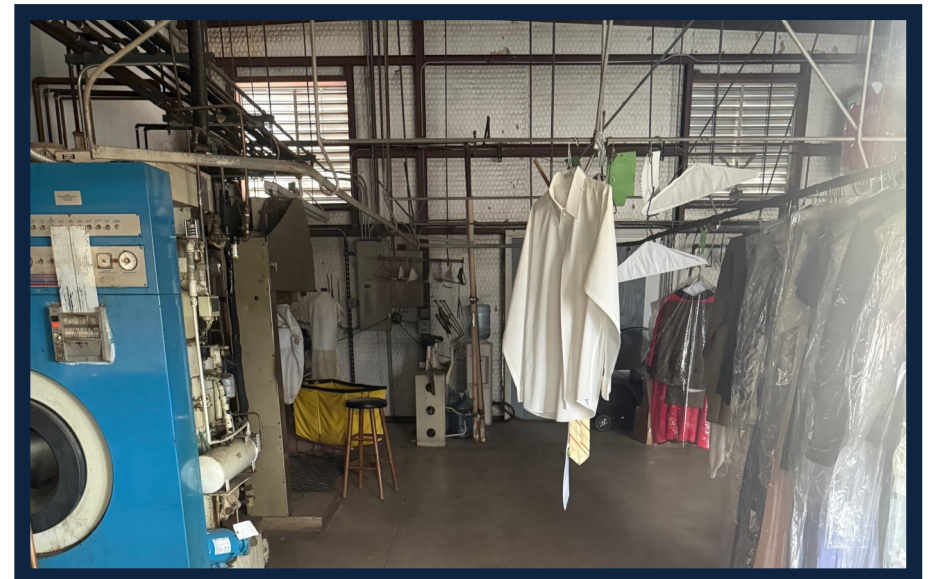
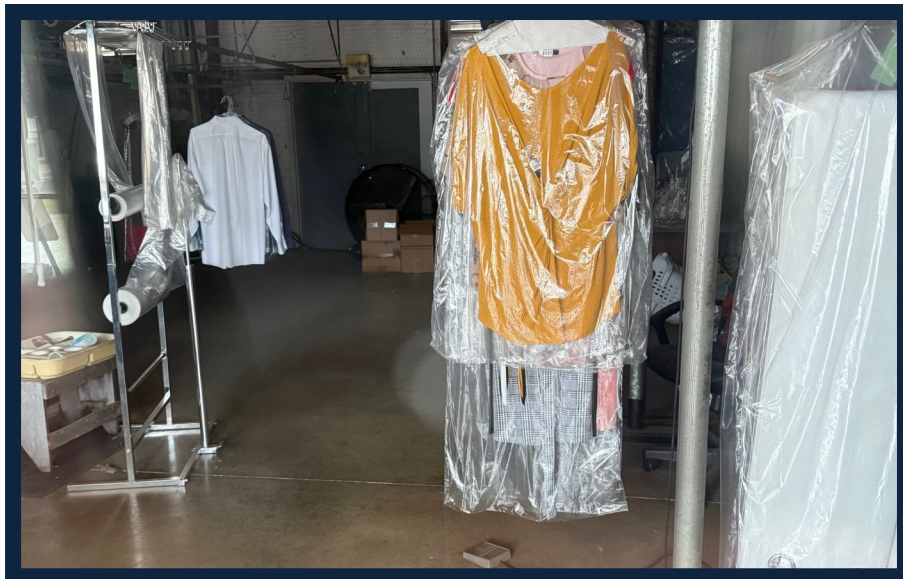
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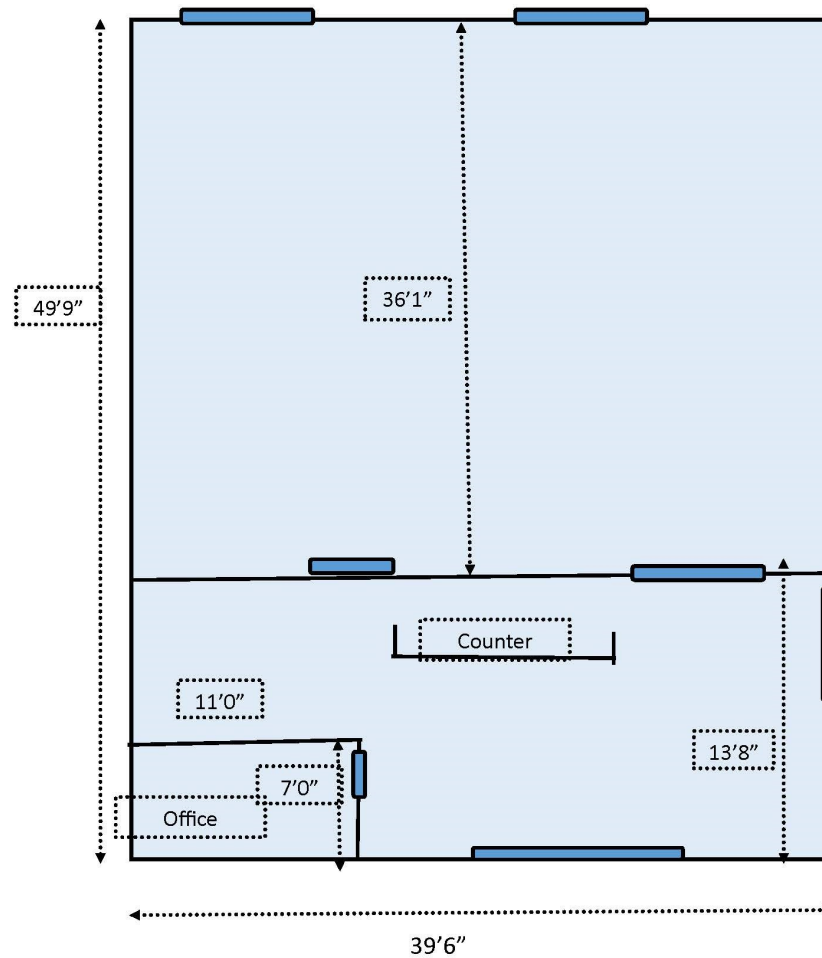


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Floor Plan

1705 S Mobberly Ave



Dimensions are approximate and not to scale.



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Reserved Items

(Inside Small Office) 2 Desks, 1 Chair

(Retail Area) 1 Desk, 1 Point of Sale System, 1 Security Camera