

# Commercial Detail



SubType	Price	MLS number
Building	\$40,000.00	23003057

Legal	Lots 1A & 2, Block 182, City of Jacksonville		
Status	Active	Recent Change	New Listing
Exterior	Wood	I.S.D.	Jacksonville
LotSqFt	5,438	Acreage	.1248
LandDim	81' x 121' x 75' x 93'	County	Cherokee
Tax/SCE	\$546.65	Exemptions	None
City	Jacksonville	Year Built	1925
Zip	75766	State	TX
X Street	College Avenue	Zone	G - Commercial
StdntFtr	REDUCED \$10,000!!! Visible commercial location.		
		Htng/Cooling	Window AC & Space Heat

417	W.	Larissa
RoadTyp	City	Subdiv N/A
Avl/Pos	To be negotiated	

**NarrtveDscrptn**

Very shabby building in a good commercial location. It could easily be moved off the property. It is currently a barber shop. There are no property condition disclosures. The owner is 91 years old and somewhat incapacitated. All prospective purchasers are welcome to inspect the property. All personal property, e.g. AC & heating units, etc., belong to the tenant. His rent is \$250.00 per month and he pays the utilities.

**Directions:** From the intersection of College Avenue and W. Larissa, the property is 275' west of College Avenue.  
Look for sign.

BusName	None	AirPhoto	Yes	#HtgUnits	1	H/C SqFt	360
BusType	Barber shop	PlnsOnFil	No	A/C Type	Wall	H/C SF Srce	CCAD
OrgnzedAs	N/A	Struct#1	Barber Shop	A/C Cap	Unknown	PriceOFRE	\$40,000.00
YearsInOp	Unknown	Struct#2	----	#A/CUnits	1	BsInvAvail	No
Misc1	----	Struct#3	----	Sprinklrd	No	PrOfBsInv	N/A
FireDist	No	Struct#4	----	Emer Gen	No	BusPPAvl	No
PrncipUse	Barber Shop	Struct#5	----	ElcSvcTp	220	PrOfBusPP	N/A
PrpCndSt	No	Struct#6	----	ADA Accs	No	TrdFixAval	No
#Buildings	1	Struct#7	----	Sec Sys	No	PrOfTrFixt	N/A'
#Stories	1	Struct#8	----	TchReady	No	LseExpDate	Month to Month
Constructn	Wood Frame	Struct#9	----	KitchnFac	No	Sublseable	No
Foundatn	Pier & Beam	Struct#10	----	#MnsRms	Unisex (1)	SgnNoCmp	N/A
ExtWalls	Wood	RoadSurf	Asphalt	#LdsRms	Unisex (1)	FinancIsAv	No
Roof	Asphalt Shingle	NrstUSHw	U.S. 79	#PassElvtr	0	AnnHazIns	Unknown
Floors	Wood	NrstIntst	1-20	#FrtElevtr	0	WaterSup	Jacksonville
ParkingSF	1,000	RRAccess	No	#Escalator	0	AvgWater	Unknown
#PrkgSpc	5	TotalSF	360	Feature#1	Good Visibility	Sewer	Municipal
PrkgSurfc	Natural & Asphalt	OfficeSF	360	Feature#2	----	ElecCo	Oncorr Delivery
CovrdPkg	No	RetailSF	360	Feature#3	----	AvgElec	Unknown
#OHDoors	0	WrhseSF	0	Feature#4	----	GasCo	CenterPoint
OHDrHgt	N/A	ManufSF	0	Feature#5	----	AvgGas	Unknown
#Docks	0	OtherSF	----	Feature#6	----	PhoneCo	Frontier/Optimum
#Ramps	0	WhseClrnc	N/A	Feature#7	----	SanSrvc	Republic Services
Misc2	----	Fencing	Chainlink	Feature#8	----	DeedRestr	No
LandSize	.1248 Acres	HeatType	Space Heat	Easements	Utility	Minerals	None
PlatOnFile	Yes	HtngCap	Unknown	EPAIssues	None Known		