

**\$1,650,000**

**NEW OFFICE BUILDING WITH FOUR SUITES FOR  
SALE OR LEASE  
MLS # 42237-31132**



**MLS# : 42237-31132**

**Price : \$1,650,000**

**Type : Commercial Property**

**Size : 2.4 Acres**

**Beds: 0**

**Baths : 0.50**

**Year Built :2017**

**Address : 14170 Rhones Quarter Rd , Tyler , Texas , 75703**

## FEATURES

- ✓ COMMERCIAL BUILDING FOR SALE
- ✓ SOUTH TYLER
- ✓ NEW CONSTRUCTION
- ✓ 4 SUITES AVAILABLE
- ✓ INVESTMENT OPPORTUNITY

## ABOUT THE PROPERTY

NEW, 9,800+/- sf office, retail building. Unfinished shell space ready for any new tenant to customize their floor plan. Each space is individually metered for electric, one water meter for entire property, concrete left out for new plumbing in each space. Plenty of parking for customers and retention pond in place for drainage. Located in one of the fastest growing sections of town it's close to Grande Blvd, Toll Rd 49, Hwy 110 and Broadway Blvd for easy access. Rent amount shown is based on 2421.5 sf space, this is a NNN lease.

Suite 101, 2398.7 sf Suite 102, 2421.5 sf Suite 103, 2421.5 sf Suite 104, 2398.7 sf - \$15.60/SF/YR

## CONTACT US

**RAY VER HEY**

**REALTOR, COMMERCIAL PROPERTY  
SPECIALIST**

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