

- Bryan redevelopment halfway between Texas A&M University and Downtown
- Great opportunity for an owner occupied business. Income from other Tenant suites can help offset operating costs.
- Entire city block for sale. Contains:
  - 12,099 SF building with good parking
  - 2,654 SF leased duplex with large lot in rear (could be used as additional building parking)
- 12,099 Building contains 3 tenant suites accessed off common area hallway with restrooms
  - Suite 100: Leased Hair Salon
  - Suite 200: Available Restaurant
  - Suite 300: Leased Marketplace
- 12,099 SF building updated with new roof, facade, landscaping and tenant finish-out in 2009/2010.
- Contact Broker for financial information and copy of recent appraisal
- Offered For Sale: \$830,000

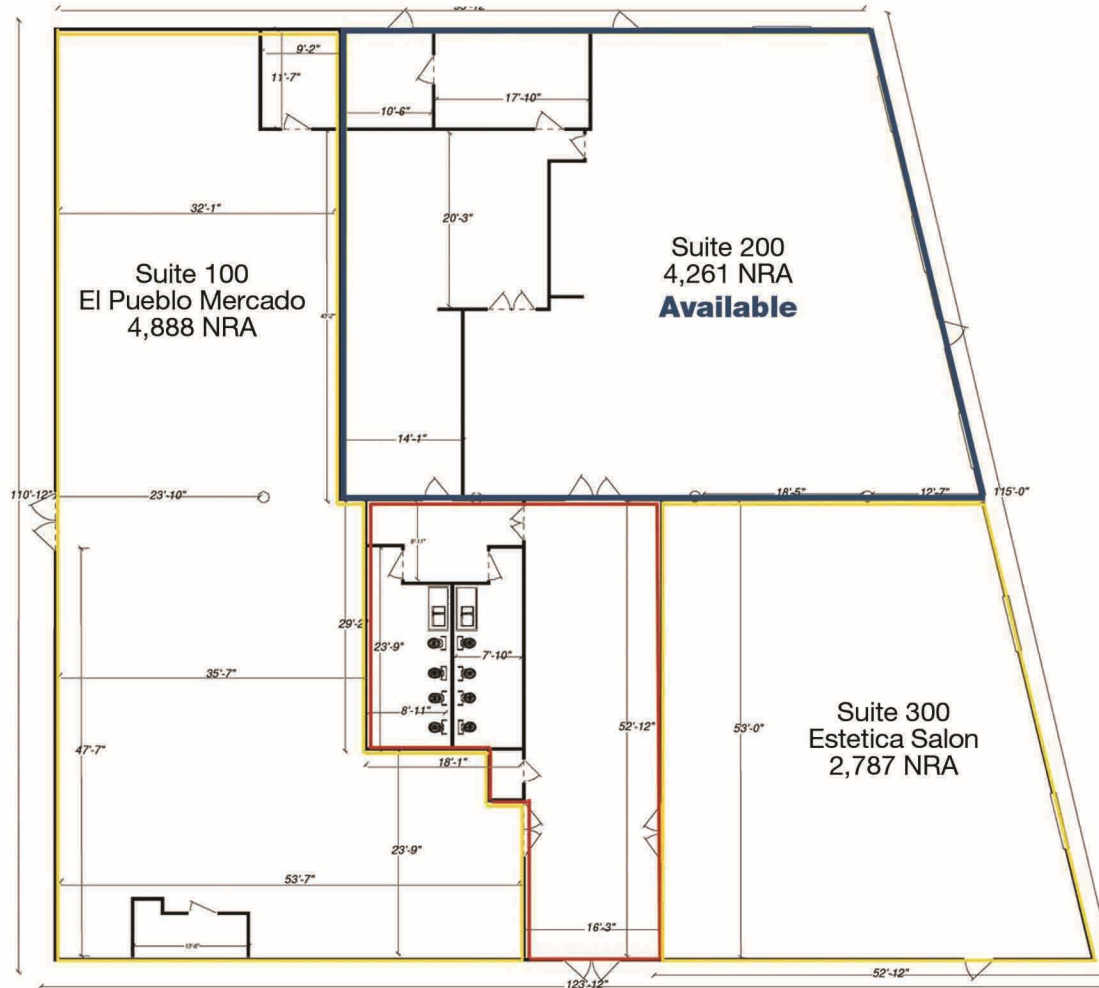




# 2010 S. College Ave.

Bryan, Texas 77801





12,699 SF  
All Measurements Approximate