

Bryan, TX 77801

FOR SALE OR LEASE



PROPERTY FEATURES

- Flexible commercial space located near the intersection of Dodge and S College Ave
- The open floorplan of this building is perfect for many different types of businesses with 1,600 SF of space available including 2 open rooms, a breakroom, and two restrooms
- Nicely finished out
- Convenient to Downtown Bryan and Texas A&M Campus with redevelopment in immediate area
- Offered For Lease: \$2,000/Mo
 Offered For Sale: \$195,000
- Own for less than you can lease!
 - -Broker/Owner



For more information, please contact:

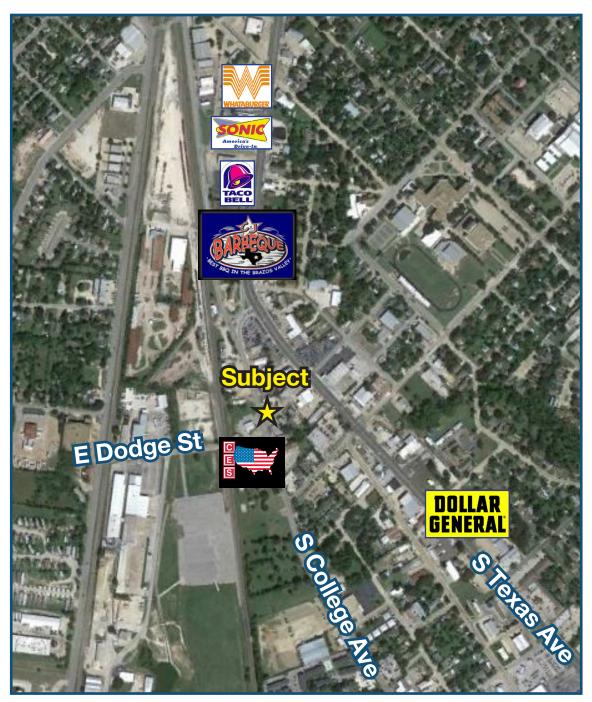
Josh Isenhour 979.268.6840 josh@clarkisenhour.com John R. Clark 979.268.6840 john@clarkisenhour.com ACCREDITED OLIMI VALLEY OF LK SERVICES, LLC Clark Isenhour Real Estate Services, LLC 3828 S College Ave Bryan, Texas 77801



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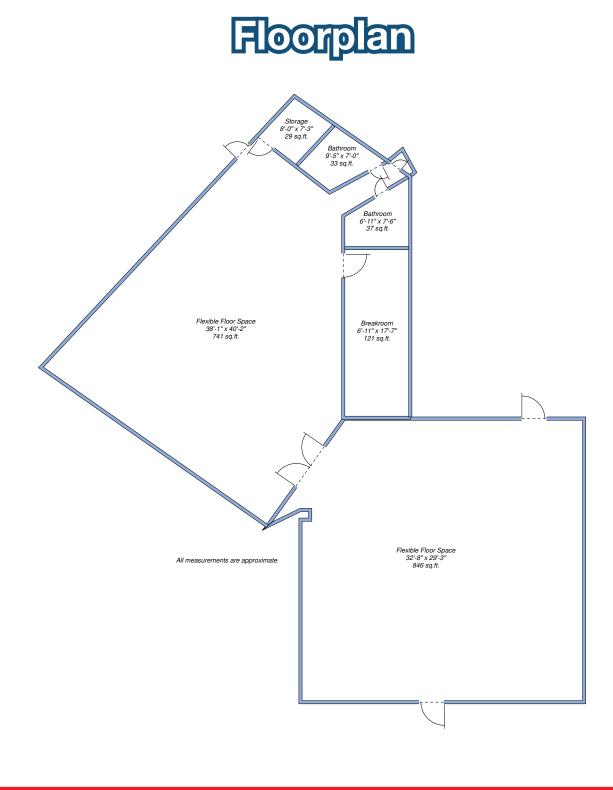


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No warranty or representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the owner.



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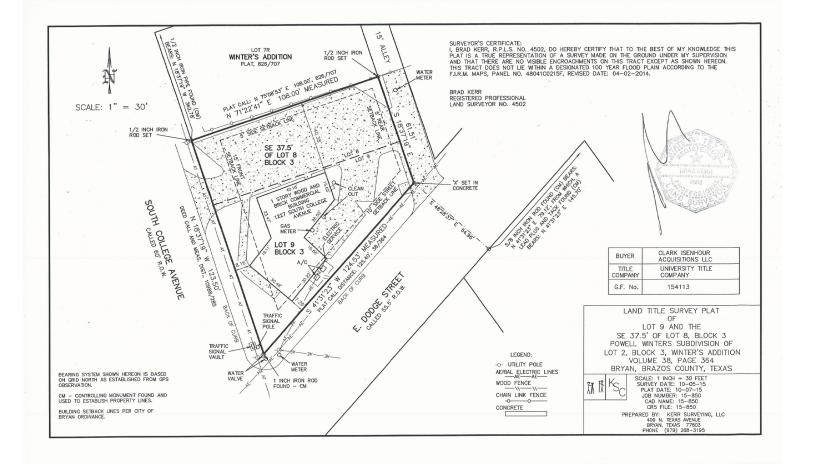
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				11/2/2015
[=]			kerage Services	
NOLAL HOUSEN STREET, NY TY			ive the following information ab enants, sellers and landlords.	pout
	STATE LICENSE HOLDERS:			
	responsible for all brokerage acti NT must be sponsored by a broker		ned by sales agents sponsored by the behalf of the broker.	he broker.
A BROKER'S MININ	MUM DUTIES REQUIRED BY L	AW (A client is the person	or party that the broker represen	ts):
	s of the client above all others, in			
	t of any material information abo			
	ent's questions and present any o to a real estate transaction hon		the client; and	
A LICENSE HOLDE	ER CAN REPRESENT A PARTY	IN A REAL ESTATE TRA	NSACTION:	
AS AGENT FOR O	WNER (SELLER/LANDLORD)	: The broker becomes the	property owner's agent through an	agreement with the owner,
			owner's agent must perform the	
	inform the owner of any ma d to the agent or subagent by the		he property or transaction knowr	n by the agent, including
written representatio	on agreement. A buyer's agen	t must perform the broker	agent by agreeing to represent th 's minimum duties above and mu: including information disclosed to	st inform the buyer of any
	BOTH - INTERMEDIARY: To	act as an intermediary t	etween the parties the broker m	ust first obtain the written
			state who will pay the broker an	
underlined print, set	forth the broker's obligations as	an intermediary. A broker w	ho acts as an intermediary:	
 Must treat all pa 	arties to the transaction impartial	lly and fairly;		
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