

# 2249 SOUTH 41ST ST

ABILENE, TX 79605

FOR SALE OR LEASE | OFFICE

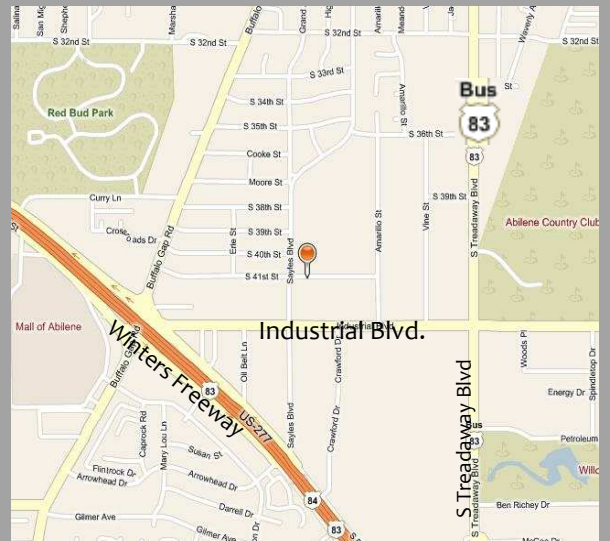


**DESCRIPTION ::** The former Pensions Unlimited office comfortably accommodated a full staff of approximately eight professionals. There is ample space for additional offices if future growth is a concern. The main entrance has a reception area and there is a conference room and break area. The back of the building has a separate entrance into the shop. This area has over 2,000SF of storage and work space.

**LEASE INFO ::** Base Rent \$0.50 p/s/f p/mth  
Nets \$0.07  
Utilities: Tenant responsibility

## OVERVIEW

PRICE	\$240,000
BUILDING SIZE	6,000 SF
LAND SIZE	150'D X 100'W
GRADE LEVEL OH DOOR	
ZONING	LI



© 2009 Paul Johnson & Associates. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## AGENT | CONTACT INFORMATION

**Erik Johnson**  
Vice President, CCIM  
325.698.5661

**Paul Johnson & Associates**  
4633 S. 14th St.  
Abilene, TX 79605  
www.PaulJohnsonRealtors.com

