



FOR SALE | COMMERCIAL PROPERTY

# NORTH MAIN COMMERCIAL BUILDING

## INVESTMENT PROPERTY FOR SALE

2301 N Main Street | Paris TX 75460

UNITED COUNTRY  
ALTATERRA REALTY & AUCTION  
1875 NE 17<sup>TH</sup> ST, Suite 120  
Paris, Texas 75460  
903.438.2585



The information contained in this brochure has been obtained from sources believed to be reliable and is believed to be correct, but the sellers, broker and auctioneers do not guarantee its accuracy. All distances, sizes, capacities, and similar measurements and figures are approximate. All information about properties should be independently verified by interested purchasers.

[www.altaterrarealty.com](http://www.altaterrarealty.com)



# NORTH MAIN STREET

COMMERCIAL BUILDING FOR SALE



U | **COMMERCIAL**  
PROPERTIES

## PROPERTY SUMMARY



### OFFERING SUMMARY

### PROPERTY OVERVIEW

Sale Price: \$845,000

Lot Size: 2.0 ± Acres

Zoning: Commercial

Completely updated commercial building located in Paris Texas on main commercial thoroughfare. Located on 2 acres of commercially zoned land within the city limits. The building has over 8,000 sq. ft. of usable space that has been completely updated and remodeled within the last 18 months. New electrical, new gas piping, new commercial HVAC system, new office, new paint and more upgrades. Over 4,000 sq. ft. of new concrete flooring poured with new carpet. Many more upgrades and repairs. The building is currently being utilized as furniture store and warehouse. The building and two acres can be utilized for many different business and commercial opportunities. Plenty of land to add storage units, additional buildings, loading docks or other commercial businesses.

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## HIGHLIGHTS



## SALE HIGHLIGHTS

- 8,077 Square Feet
- 2 Bathrooms
- Built In 1969
- Restored In 2020
- Currently Utilized As Furniture Retail Store



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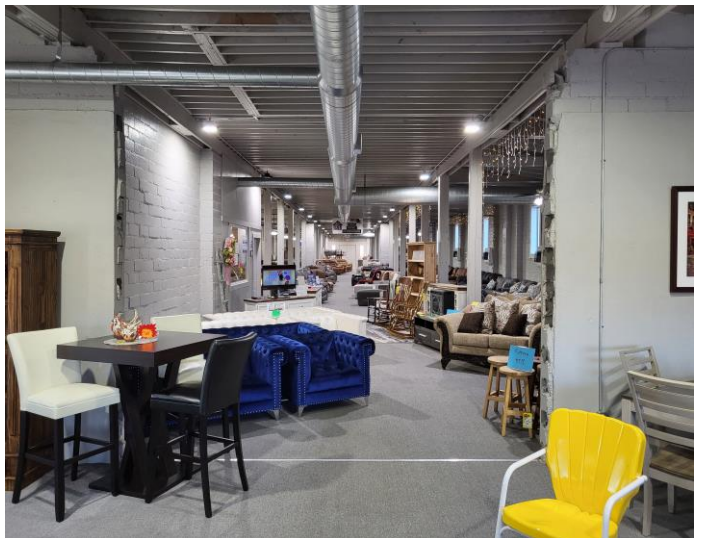
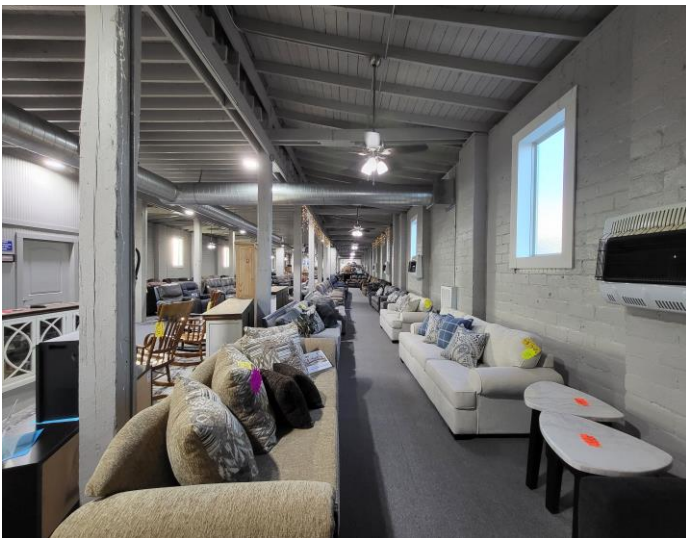
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## INTERIOR PHOTOS



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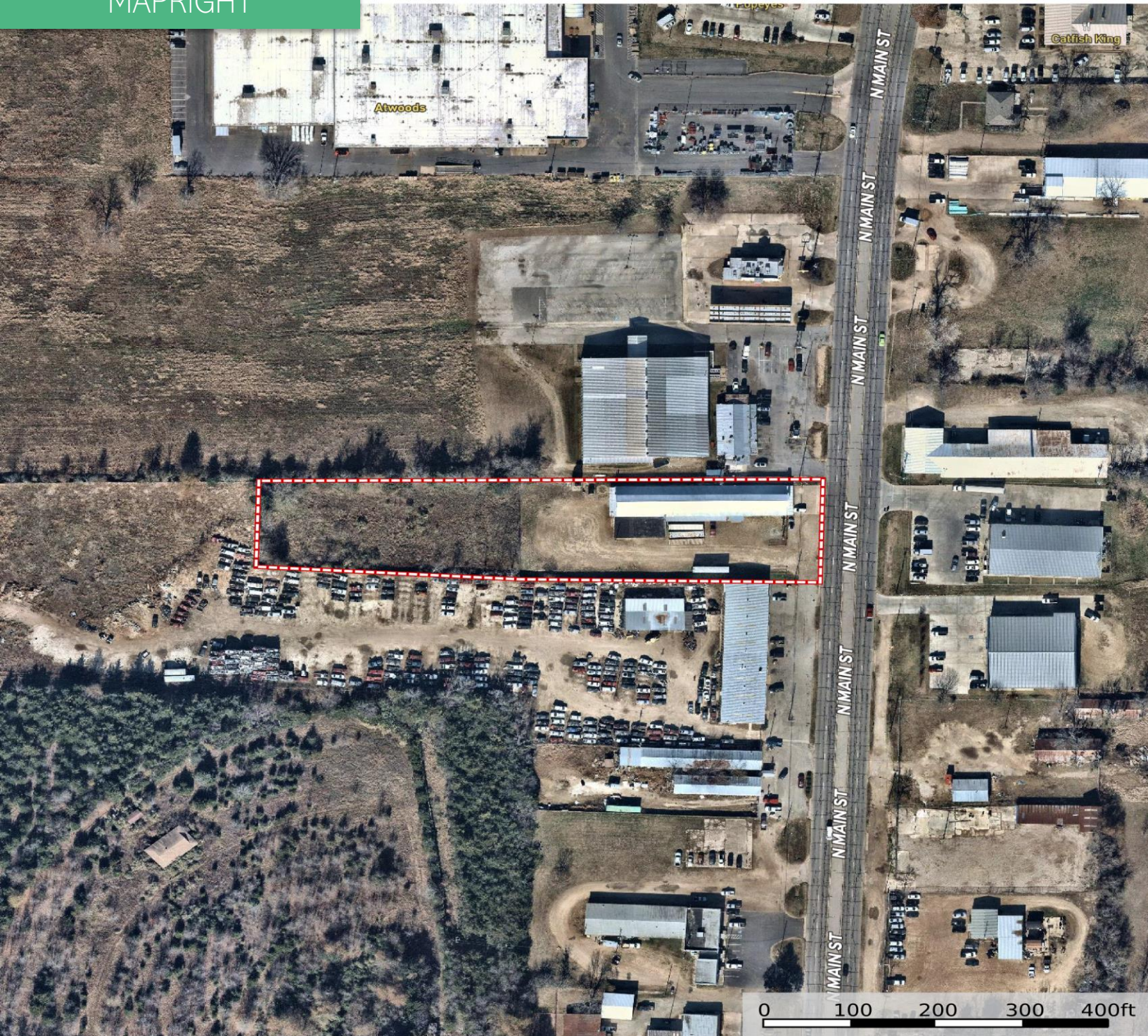
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MAPRIGHT



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## APPENDIX

### AltaTerra Realty & Auction

Kim Ross

REALTOR | Owner | Auctioneer

Cell:

(903) 491-6797

Email:

kim.ross@altaterrarealty.com

**AltaTerra Realty  
and Auction LLC**



## Commercial Building

Investment Property

**JUST LISTED:**  
**\$845,000**

**Location:**  
2301 N Main Street  
Paris, TX 75460

**REALTOR | Kim Ross**  
**903-491-6797 | TX: 668511**

## CALL TODAY!

**903-491-6797 | AltaTerraRealty.Com**

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IABS

11/2/2015



## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>UC AltaTerra Realty &amp; Auction, LLC</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>9000813</b> License No.	<b>altaterra@altaterrarealty.com</b> Email	<b>(903)438-2585</b> Phone
<b>JW Ross</b> Designated Broker of Firm	<b>496806</b> License No.	<b>jw.ross@altaterrarealty.com</b> Email	<b>(903)438-2585</b> Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Kim Ross</b> Sales Agent/Associate's Name	<b>668511</b> License No.	<b>kim.ross@altaterrarealty.com</b> Email	<b>(903)491-6797</b> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

TAR-2501

United Country AltaTerra Realty, 1875 17th NE Paris, TX 75460  
Kimberly Ross

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

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