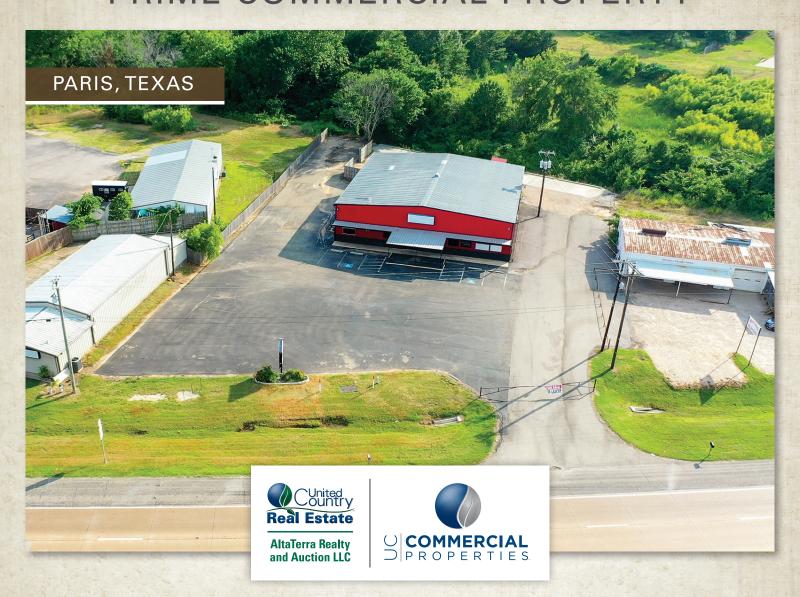
#### AltaTerra Premier Properties

# For Sale PRIME COMMERCIAL PROPERTY



Property Location: 3330 NE Loop 286, Paris, TX 75460
Contact For Pricing

AltaTerraPremier.com • 903-401-8184



Serving Texas, Oklahoma, and Arkansas

Jay Cain, REALTOR®

(903) 219-2439 • TX Lic #797621

Premier@AltaTerraPremier.com





This prime commercial property in Paris, Texas, offers high visibility, flexibility for various businesses, and a strong investment opportunity.



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#### **Investment Highlights**

- Expansive Space: 10,400± sq. ft. building on a 1.13± acre lot, providing ample room for diverse business operations.
- Unmatched Visibility: Strategically located on a high-traffic highway with approximately 30,000 vehicles passing daily, ensuring maximum exposure for your business.
- Ample Paved Parking: The entire lot is fully paved, offering convenient parking for employees, customers, and clients.
- Versatile Interior: This space features high ceilings and large windows, creating an ideal atmosphere for retail, office, or light industrial use.
- Established Income Stream: Currently leased for one year and one month, providing immediate revenue upon acquisition.
- Strong Investment Potential: A high-visibility location combined with existing income makes this an attractive investment for any portfolio.









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