



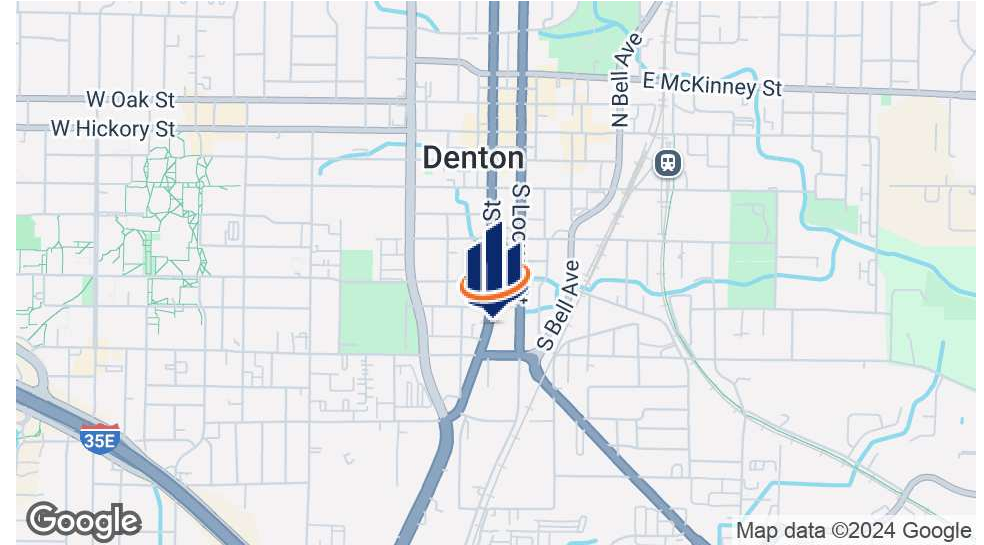
721 S ELM ST

DENTON, TX 76201

Kris Smith
O: 940.381.2220
kris.smith@svn.com



Property Summary



OFFERING SUMMARY

Sale Price:	\$1,100,000
Building Size:	7,373 SF
Cap Rate:	8.86%
NOI:	\$97,411

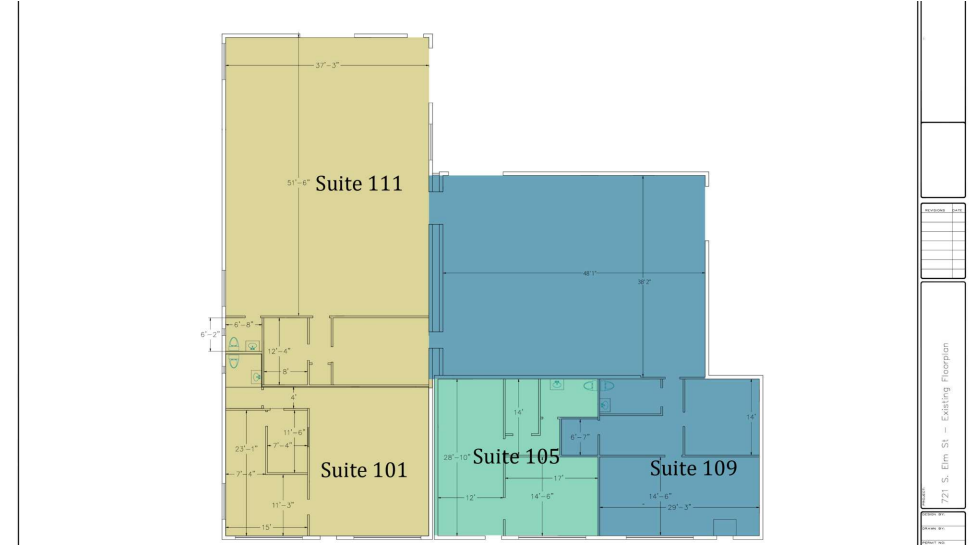
PROPERTY OVERVIEW

Rare opportunity for an investment buyer to purchase a building in Downtown Denton. Sitting on .78 AC this property has a quarter AC of gravel lot that has development potential or could be used as excess parking. The building has a diverse mix of users. This building is 100% leased.

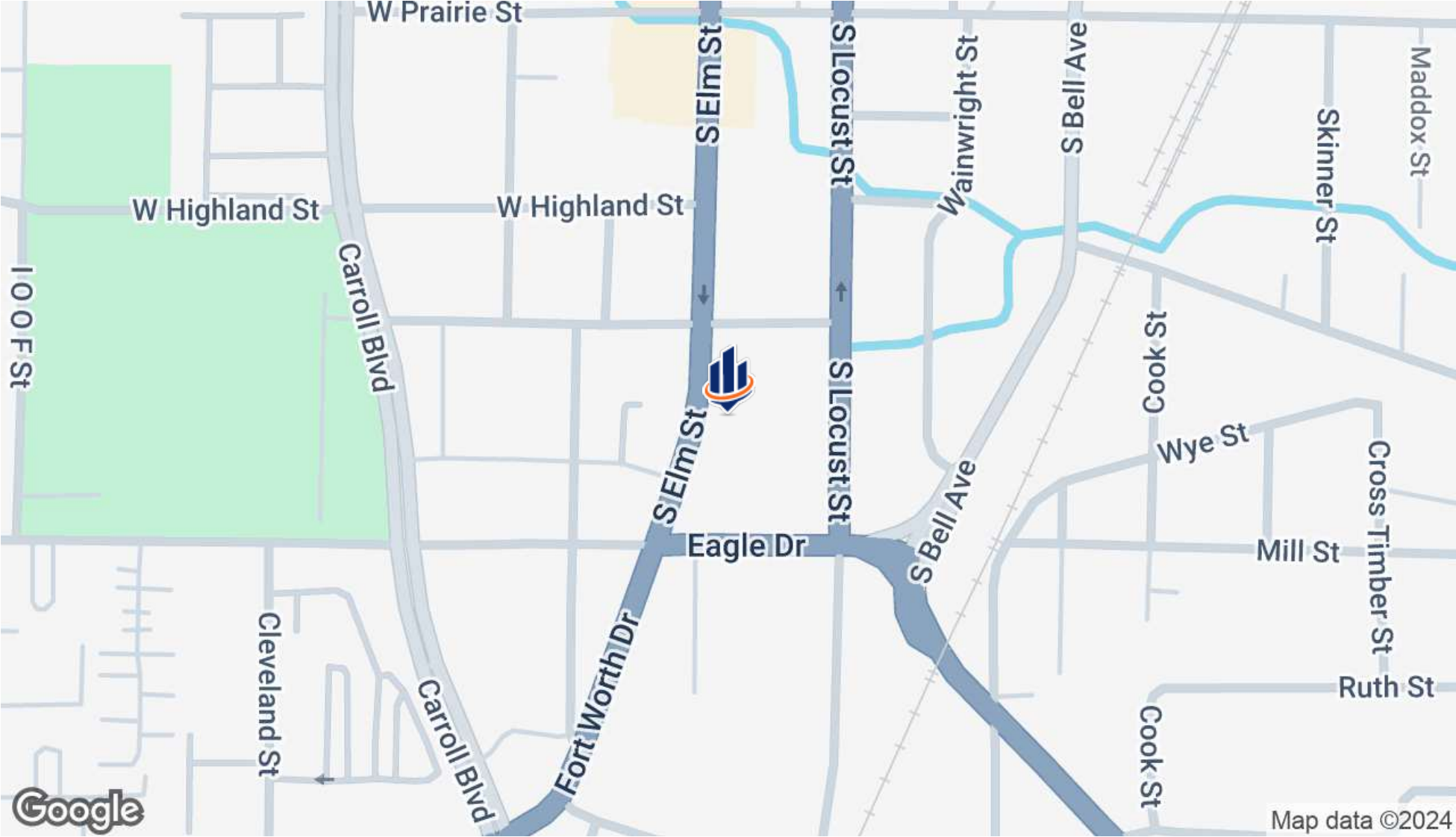
LOCATION OVERVIEW

This subject property is located off Bell Avenue in Downtown Denton which benefits from high traffic counts. Downtown Denton is also home to two major college campuses, UNT and TWU. This area is a highly desirable location for retail, restaurant, and office users with excellent foot traffic and vibrant activity.

Additional Photos



Location Map



721 S ELM ST DENTON, TX 76201

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.