



REAL ESTATE SERVICES  
SALES / LEASING / MANAGEMENT / INVESTMENTS  
RETAIL / OFFICE / INDUSTRIAL / LAND / MULTI-FAMILY  
**Chris Rosprim, CPM/REALTOR®/Broker**  
2434 Lillian Miller Pkwy., Denton, TX 76205  
(940) 243-4000 - Office / (940) 453-2180 – Cell / (940) 382-9826 FAX

## PROPERTY SUMMARY

April 27, 2018

**PROPERTY:** **KRUM Medical / Office / Retail Building**

**LOCATION:** 318 E McCart (FM 1173), Krum, TX 76249

Between I-35 and FM 156. Just east of the RR tracks in Krum.

**TYPE:** Commercial building – office, medical, retail

**PRICE:** \$16/SF/Yr + NNN + Utilities

**ZONING:** Commercial

**POTENTIAL USE:** General office, medical, retail uses permitted

**SCHOOL DISTRICT:** Krum ISD

**SIZE:** 4,996 SF building

**AVAILABLE:** Suite 200 – 1,584 SF “White Box” condition

**LAND:** 1 Acre

**TRACT CONFIGURATION:** Square

**TOPOGRAPHY:** Level

**GROUND COVER:** Parking / Landscaping

**FRONTAGE:** McCart / FM 1173

**ACCESS:** McCart / FM 1173

**VISIBILITY:** Good – major traffic artery into Krum – to / from Denton

**UTILITIES:** All existing to the site – water, sewer, electric, gas – each space individually metered for water and electric;

**HVAC:** Central HVAC existing in place

**POWER:** 110 / 220 V

**CEILING HEIGHT:** 10'

**TAXES:** 2017 - \$14,552

<b>SIGNAGE:</b>	Monument sign space available and on front door of space
<b>ADA:</b>	Believed to be ADA compliant
<b>TRIPLE NETS:</b>	\$7.66 – Est. for 2018
<b>PARKING:</b>	39 spaces total
<b>FLOODPLAIN:</b>	Not believed to be in the flood plain
<b>EASEMENTS:</b>	Utility
<b>OHD:</b>	None
<b>LEASE:</b>	3-5 years minimal
<b>AGE:</b>	Built in 2009
<b>TERMS:</b>	Negotiable
<b>TI:</b>	Negotiable
<b>LISTED:</b>	MLS, Loop Net, CoStar, KWCLS & 900 + Web-sites
<b>COMMENTS:</b>	Attractive 1 story rock – brick & glass building with 3 lease spaces. Current tenants: general dentist practice and orthodontics practice. Seeking compatible non-competitive medical tenant for the 3 <sup>rd</sup> space. Class A building. Suite 200 – center space – available. Highly visible with heavy daily traffic. Vacant space “white boxed” – has central HVAC, electrical system, drop ceiling, sheetrock painted walls, overhead lights, ADA restroom; Ready to complete with desired tenant specific finish out and floor covering. Can be ready to go in very short order.
<b>CONTACT:</b>	Chris Rosprim, Broker      940-243-4000 <a href="mailto:chrisroprim@kwcommercial.com">chrisroprim@kwcommercial.com</a>

Information contained herein was obtained from sources deemed reliable, however, KW Commercial and/or the owner(s) of the property make no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior sale or lease or removal from the market for any reason without notice.

**“If you need some space – we’ve got the place!”**

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

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