

# Office - Stephenville, TX



## 1050 S Graham Street, Stephenville, TX, 76401

Offered at \$1,200,000

Gorgeous large office building, attached insulated warehouse with decked mezzanine storage. Strategically designed to allow for most of the interior windows to have beautiful views of the grassy, wide-open space and trees lining the Bosque River on the western border. Room for expansion, highway frontage and fenced entry along Graham Street. Second floor has interior access to the warehouse mezzanine and exterior balcony with a stunning view. The warehouse has a 12' grade-level overhead door, 16' pallet racks, 20' clear height with two I-beams set up for a rolling crane, with abundance of possibilities. Suite 1: 1,584SF with 3 offices, reception, conf room, breakroom, separate supply and server areas and restroom Suite 2: 3,456SF with 1,536SF of office and 1,920SF of warehouse, larger office and open kitchen downstairs, fireplace, 2 offices upstairs, restrooms upstairs and downstairs. Prior residential occupancy allows for Buyer to request Conditional Use Permit for residential use.

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
5.09 acre (lot size)
Built: 2004



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vip@assist2sell.com



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