

# Business - Fort Worth, TX



## 2728 Laredo Drive, Fort Worth, TX, 76116

Offered at \$480,000

Commercial approximately 1 mile from I-30, I-20, and 820 Loop on the west side of Fort Worth. One office, two bathrooms, and a couple storage closets with central air make this a great spot for a small profession office. Plenty of room in warehouse area to build more air conditioned office space. New 2.5 ton HVAC unit, new tankless hot water heater, new plumbing, roof in good condition, privacy fence and gate surrounds the newly asphalted parking lot with 13 striped spaces, and automatic standard garage door. Garage storage area is 10.5' to the rafters and 12.5' to the ceiling. This lot is zoned "E" neighborhood commercial surrounding by upgraded zoning such as Moderate Intensity General Commercial. It's within Neighborhood Empowerment Zone (NEZ) Area Two which could offer tax incentives for the businesses within the zone. The overlay district is the NASJRB Overlay - some restrictions on noise, height, and lighting as to not interfere with the planes and command center nearby.

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

0.19 acre (lot size)

Built: 1973



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