

# Office - Fort Worth, TX



## 3040 Lipscomb Street, Fort Worth, TX, 76110

Offered at \$535,000

Move-in ready, owner occupy opportunity Oversized lot with 900 SF back building in need of renovation 1918 construction, fully renovated in 2017 with Fort Worth Historic Designation Great visibility on Berry St with 30k+ VPD 1.5 miles from TCU along one of Fort Worth's major corridors Parking across Lipscomb St and On-Site Zoned: "ER" Neighborhood Commercial Restricted Vision Commercial Real Estate is pleased to present the opportunity to acquire a historic 1918 Craftsman Office in Fort Worth, TX. The 2,259 sf main building is accompanied by a 900 sf back building on a 9,750 sf lot. Located along the heavily traveled W Berry St, this property is ideal for an owner user or as an investment. The Certificate of Occupancy was obtained in 2021 with the addition of an ADA Restroom and ADA ramp. There is significant upside potential by renovating the back building to increase rentable space. The 900 SF building is already separately metered for electrical.

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

0.22 acre (lot size)

Built: 1918



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vip@assist2sell.com

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