



MIKE PARKER & CO. REAL ESTATE LLP

COMMERCIAL - RESIDENTIAL

**Commercial Property for Sale
Convenience Store and Laundromat
Taylor, Texas 76574**

Mike Parker & Company Real Estate L.L.P. is marketing a property at 1201 N Main St in Taylor, Texas. This is the corner of N Main and 11th Street. The offer includes the business and the real and personal property. The business includes a Laundromat and a convenience store in one building. The buildings are not wall-separated and not connected by any common door. The laundromat has 36 ADC brand high quality dryers and 42 high quality washers. There are sufficient folding tables and portable laundry baskets for customers to move wet laundry to the dryers. The laundry baskets are similar to hotel luggage carriers found in upscale hotels. The laundromat floor is tile, is well kept, clean and in good condition. Also in the laundromat is a change machine, a soap center and a restroom. The convenience store is typical of all stores but does not include gas pumps. There is paved, common parking for 12 autos in front of the building. The owner will be converting the convenience store to a liquor store. This should increase the income of the store part of the building.

Structures: The gross area of the two buildings is 3021 sq ft and the lot size is .232 acres (10106 sqft).

Legal: Dickson 1, Block 12, Lot 4(NPT), ACRES 0.232

Zoning: Commercial.

Utilities: Electric, gas, city water and sewer.

Price: \$750,000

The property can be shown by appointment by calling Mike Parker at Ph: 512-388-0122 or Cell: 512-296-9559.

All information contained herein is furnished by sources deemed to be reliable and is subject to verification by the purchaser. Mike Parker and Company Real Estate L.L.P. and/or its agents assume no responsibility for the correctness

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