

# Professional Office Building and Excess Land

## 739 N. Merrill Ave., Duncanville TX



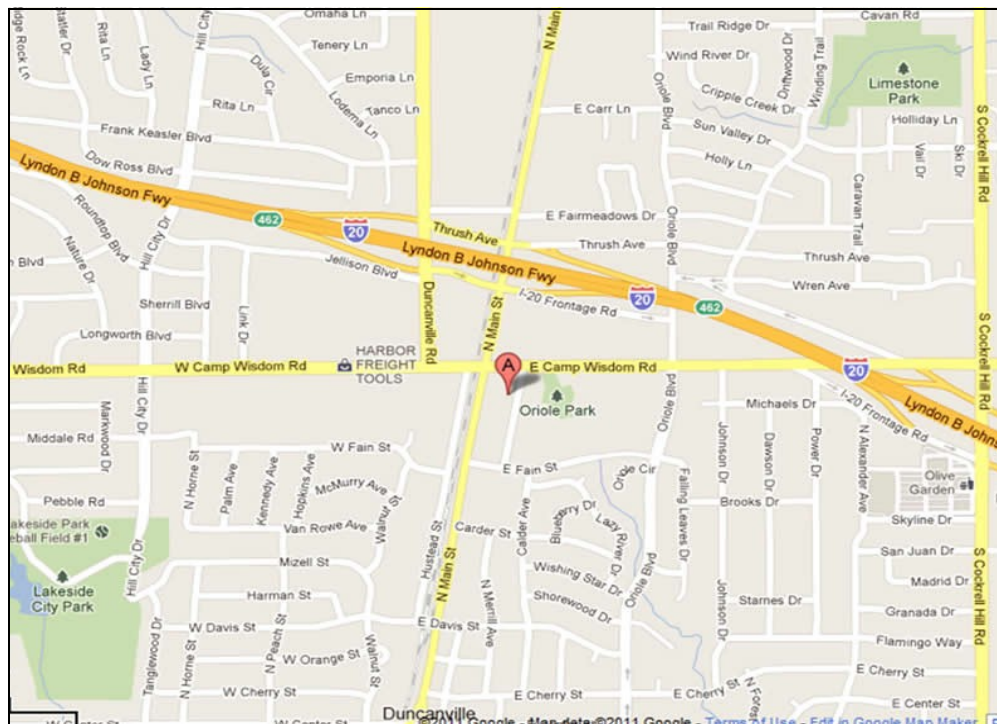
### **AN EXISTING 3,024 SF PROFESSIONAL OFFICE BUILDING AND EXCESS LAND**

739 North Merrill Avenue

Duncanville, TX 75116

Click here for video: <http://youtu.be/CSFJIZg-xKk>

- **Price: \$195,000**
- **Land Size: 0.2583 Acres (11,250 SF)**
- **Excess Land Area: 0.2583 Acres (11,250 SF)**
- **Zoning: "DD" - Downtown District, City of Duncanville**
- **Year of Construction: 1978**
- **Parking: 15 Spaces, Open, Concrete (1 Space/202 SF)**
- **Improvements: 3,024 SF**



All information furnished is from sources deemed reliable by our firm; however, no guarantee is made or responsibility assumed by AmeriStar as to its accuracy or completeness. The property is subject to change, prior lease, and withdrawal without notice.

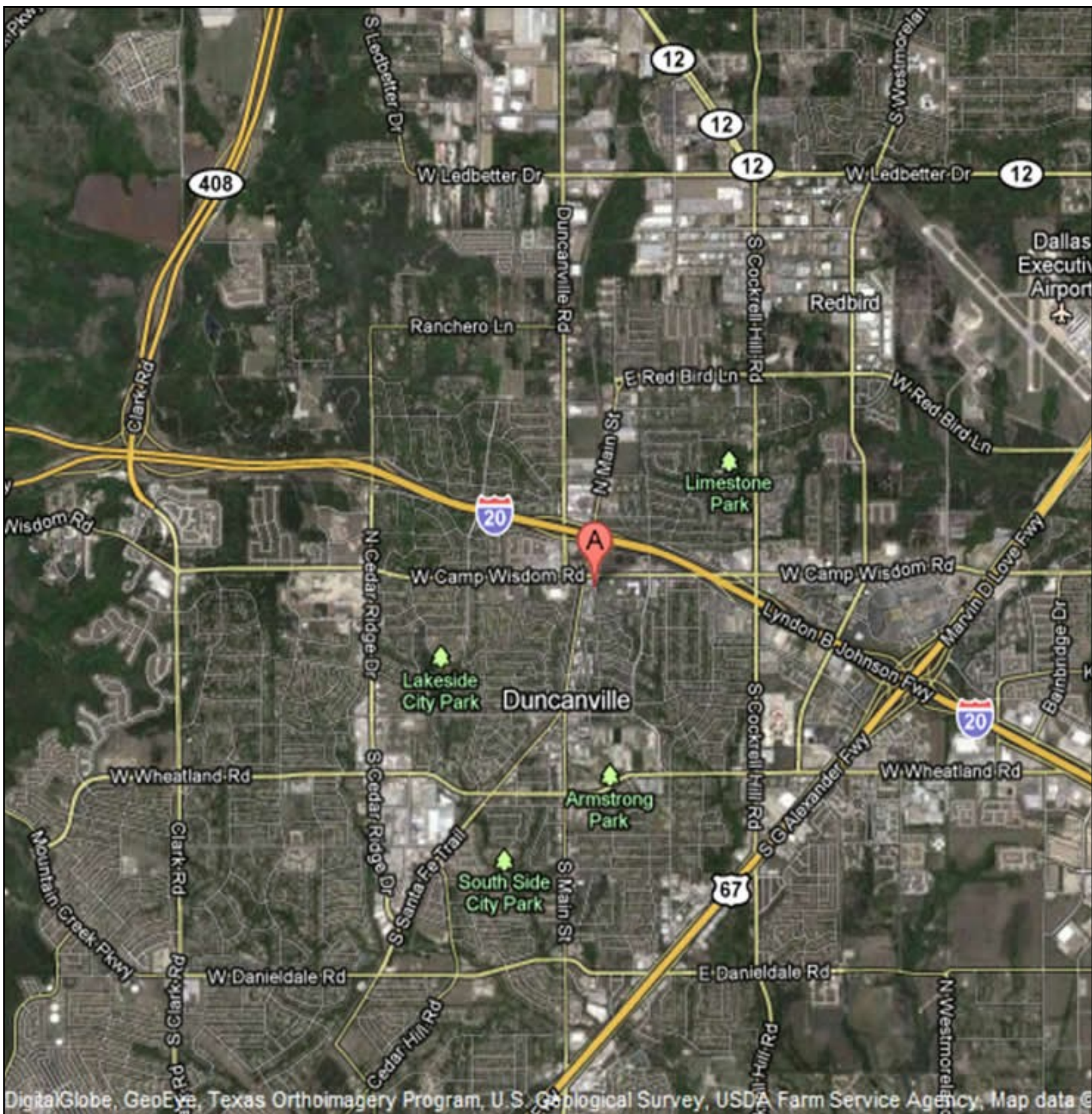
6860 N. Dallas Pkwy. #200  
Plano, TX 75024  
Phone: 972-618-1047  
Fax: 877-262-3584

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COMMERCIAL

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## PHOTOS



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