

# Available Retail Space

2323 E. Tyler Ave.  
Harlingen, Texas 78550



SIZE	9,116 SQUARE FEET			
	240 SF OF OFFICE SPACE.		PARKING:	99
SITE SIZE	1.34 ACRES		ZONING:	GENERAL RETAIL
LOCATION:	GREAT BUSINESS OPPORTUNITY FOR A GROWING AREA OF HARLINGEN.			
PRIOR USE:	RESTAURANT		CITY LIMITS:	YES
UTILITIES:	WATER:	HARLINGEN WATER WORKS 8" / 53 PSI	SEWER:	HARLIGNEN WATER WORKS 12"
	GAS:	TEXAS GAS SERVICE	ELECTRIC:	AEP 440 VAC
	TELECOM:	AT&T		
CONSTRUCTION:	AGE: 16	1992	SPRINKLER:	N/A
	ENTRANCES:	DOUBLE DOORS	FLOORS:	REINFORCED CONCRETE COVERED WITH TILE AND CARPET
	CEILING HEIGHT:		DOCK DOORS:	0
	HEAT / AC:	CENTRAL	WALLS:	STUCCO
			LIGHTING:	
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77/83: 3 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 2 MILES		
SPECIAL FEATURES:	BUILDING HAS LOTS OF OPEN SPACE FOR ENTERTAINMENT AND MANY OTHER OPTIONS.			
TERMS:	SALE:	\$1,200,000	LEASE:	N/A
CONTACT:	<p>HARLINGEN ECONOMIC DEVELOPMENT CORPORATION  RAMIRO ALEMAN – MANAGER BUSINESS DEVELOPMENT  311 E. TYLER, HARLINGEN, TX 78550  PHONE: 956-216-5084 / FAX: 956-216-2580  EMAIL: <a href="mailto:RALEMAN@HARLINGENEDC.COM">RALEMAN@HARLINGENEDC.COM</a>  WEBSITE: <a href="http://WWW.HARLINGENEDC.COM">WWW.HARLINGENEDC.COM</a>  BROKER: ADAM ABREGO 956-425-7098  INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			