

# AVAILABLE OFFICE/RETAIL SPACE

221 North L Street  
Harlingen, Texas 78550



SIZE	7,000 SQUARE FEET			
	7,000 SF	PARKING:	12	
SITE SIZE	14,000 SQUARE FEET	ZONING:	GENERAL RETAIL	
LOCATION:	EXCELLENT SITE LOCATED IN DOWNTOWN HARLINGEN.			
PRIOR USE:	OFFICE SPACE / RETAIL SPACE	CITY LIMITS:	YES	
UTILITIES:	WATER:	HARLINGEN WATER WORKS 8" / 53 PSI	SEWER:	HARLIGNEN WATER WORKS 10"
	GAS:	N/A	ELECTRIC:	AEP
	TELECOM:	AT&T		
CONSTRUCTION:	AGE: 24	1985	SPRINKLER:	NO
	ENTRANCES:	DOUBLE GLASS DOORS	FLOORS:	REINFORCED CONCRETE
	CEILING HEIGHT:	14'	DOCK DOORS:	0
	HEAT / AC:	HVAC	WALLS:	BLOCK
			LIGHTING:	FLOURESCENT
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77/83: 5 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 3 MILES		
SPECIAL FEATURES:	FACILITY HAS 4 ADA RESTROOMS, COMMERCIAL KITCHEN, OFFICES FIRE ALARM SYSTEM AND SECURITY GATE.			
TERMS:	SALE:	\$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: WWW.HARLINGENEDC.COM  BROKER: CINDY HOPKINS 956-778-3255  INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			