

AVAILABLE BUILDING

202 W. Harrison
Harlingen, Texas 78550



SIZE	6,897 SQUARE FEET			
			PARKING:	ON STREET & PUBLIC LOT
SITE SIZE	18,350 SF (103.50 x 177.30)		ZONING:	GENERAL RETAIL
LOCATION:	CENTRALLY LOCATED ON HARRISON BETWEEN WEST & B IN THE DOWNTOWN DISTRICT			
PRIOR USE:	PROFESSIONAL OFFICE SPACE		CITY LIMITS:	YES
UTILITIES:	WATER:	HARLINGEN WATERWORKS	SEWER:	HARLINGEN WATERWORKS
	GAS:	AVAILABLE	ELECTRIC:	YES
	TELECOM:	N/A		
CONSTRUCTION:	AGE:	1945-1950 APPROX.	SPRINKLER:	NONE
	ENTRANCES:	ONE GLASS DOOR	FLOORS:	CERAMIC TILE
	CEILING HEIGHT:	8 FT. TO 20 FT.	DOCK DOORS:	N/A
	HEAT / AC:	YES	WALLS:	DOUBLE BRICK
			LIGHTING:	FLUORESCENT
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77 & 83: 1.3 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 4 MILES		
SPECIAL FEATURES:	HIGHLY VISIBLE AND ACCESSIBLE LOCATION; INCENTIVES FOR IMPROVEMENTS AVAILABLE THROUGH HARLINGEN DOWNTOWN IMPROVEMENT DISTRICT PROGRAM			
TERMS:	SALE:	\$550,000. POSSIBLE OWNER FINANCING WITH A MINIMUM 25% DOWN PAYMENT	LEASE:	MINIMUM OF 3 YEAR LEASING AVAILABLE.
	<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: RALEMAN@HARLINGENEDC.COM WEBSITE: WWW.HARLINGENEDC.COM BROKER: LUPITA GUTIERREZ GARZA, 956.536.9596</p>			
CONTACT:	<p>INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			