

AVAILABLE BUILDING

1702 N 77 Sunshine Strip
Harlingen, Texas 78550



SIZE	1,808 SQUARE FEET			
			PARKING:	20
SITE SIZE	1.58 ACRE		ZONING:	GENERAL RETAIL
LOCATION:	NORTH 77 SUNSHINE STRIP WITH EASY ACCESS TO US HWY 77.			
PRIOR USE:	TRUCK RENTAL		CITY LIMITS:	YES
UTILITIES:	WATER:	HARLINGEN WATER WORKS 6" / 53 PSI	SEWER:	HARLINGEN WATER WORKS 8"
	GAS:	TEXAS GAS SERVICE	ELECTRIC:	AEP
	TELECOM:	AT&T		
CONSTRUCTION:			SPRINKLER:	N/A
	ENTRANCES:	3	FLOORS:	CONCRETE
	CEILING HEIGHT:	16'	DOCK DOORS:	4 GRADE LEVEL
	HEAT / AC:	N/A	WALLS:	CONCRETE BLOCK
			LIGHTING:	FLUORESCENT
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77: 1 MILE		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 4 MILES		
SPECIAL FEATURES:	HIGHLY VISIBLE AND ACCESSIBLE LOCATION			
TERMS:	SALE:	\$149,000	LEASE:	N/A
CONTACT:	<p>HARLINGEN ECONOMIC DEVELOPMENT CORPORATION RAMIRO ALEMAN – MANAGER BUSINESS DEVELOPMENT 2424 BOXWOOD STREET, SUITE 125, HARLINGEN, TX 78550 PHONE: 956-216-5084 / FAX: 956-216-2580 EMAIL: RALEMAN@HARLINGENEDC.COM WEBSITE: WWW.HARLINGENEDC.COM BROKER: CARLOS MARQUEZ 956-585-2020 INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			