

CARPENTER REAL ESTATE

\$249,000

COMMERCIAL BLDG • RV PARK • RENTAL CABINS



500 W. HWY 90, MARATHON, TX

COMMERCIAL BLDG

SIZE:	2,459 sq ft per Brewster CAD
BATH:	(2) 1/2 Bath & (2) 3/4 Bath
HEAT/AC:	Gas Space Heater/Evaporative AC
FLOORING:	Linoleum * Tile * Concrete
INTERIOR INFO:	Entry * (2) Dining Halls * Large Side Rm * Kitchen * Storage Rm * Gas Water Heater
UTILITIES:	Electric (Has Own Meter, Not On) * City Water * Propane Gas
YEAR BUILT:	Approx. 1970
CONSTRUCTION:	Concrete Foundation * Frame & Stucco Construction * Metal Roof
ADD'L INFO:	Needs Extensive Repair * Great for Restaurant or Retail Space(s)

RV PARK

(1) SPACE:	Has Full Hook-Ups (Electric Has Own Meter) * Possible Monthly Rental Income of \$350
(3-4) SPACES:	No Hook-Ups Available * Would Need to be Installed

2 RENTAL CABINS

SIZE:	575 sq ft Each per Seller
BDRM/BATH:	(2) Bdrm/(1) Bath Each
HEAT/AC:	Mini Split H/AC
FLOORING:	Hardwood * Carpet
INTERIOR INFO:	Kitchen has Granite Countertops * Bath has Custom Ceramic Tile Shower
UTILITIES:	All Electric (Both Cabins on Same Meter) * City Water
YEAR BUILT:	Newly Constructed * 2019
CONSTRUCTION:	Concrete Foundation * Frame & Stucco Construction * Metal Roof
ADD'L INFO:	Possible Monthly Rental Income of \$1,000 Each Cabin

ADD'L INFO

LOCATION:	Burn Addition * Marathon, TX
ZONING:	NA * No City Zoning
BCAD PROP ID:	23041
PROP TAXES:	\$1,249.86 (No Exemptions)

PROP #500-MAR

CARPENTER REAL ESTATE

JOHN W. CARPENTER, OWNER/
BROKER

FAY CARPENTER, ASSOCIATE BROKER
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All Information is to be Used as Reference Only, is Not Guaranteed & is Subject to Change.