

STACEY ARNOLD
REAL ESTATE
317 N. Prairieville, Athens TX 75751
903.681.1676

Business For Sale:

Considered an Essential Service, this Rental and Employment Screening Service offers its new owner the ability to work from home (all that is needed is high speed internet, fax and phone service), and also the opportunity to purchase the Company's commercial downtown Athens, TX building.

This well-respected, 36-year-old, Nationwide Rental and Employment Screening Service is available now for sale as the owners want to retire. Currently located in a downtown historic area, the building can be purchased so this business can be handled in its current location, or the business can be moved anywhere.

Long-time employee would like to stay on, and the current owners will offer their consulting support and assistance, if desired, to the new owners.

List of office equipment is available, and included in the sales price is their client list, which could be grown further with more marketing.

List price: \$ 195,000.00 (No Owner Financing offered.)

Real Property: Building is located at 317 N. Prairieville, Athens, TX., 75751, could be purchased for an additional \$ 110,000.

It is approx. 1786 sq. ft., with an additional upstairs (unfinished space) estimated square footage of 500. The Rental and Employment Screening Service uses approx. 1200 sq. ft., and the adjoining space of approx. 586 sq. ft. could be rented out to a separate business for additional income, it has its own front door.

There is a newer CH/A system for the larger side, a large window unit for AC/Heat is in the smaller side. One electric meter and one water meter for the building. Built in the year 1910, it has a slab foundation, has been updated over the years, and has one shared restroom (half bath) between the offices.

Lot size is approximately 47' x 135'. Parking: approx. 4 spaces in front, and more parking spaces in back that offer exit in alley.

Building will not be offered for sale prior to Business selling.