

# \$250,000 - 3300 Glenshire Drive, Balch Springs

MLS® #20552801

## \$250,000

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 0.27 Acres

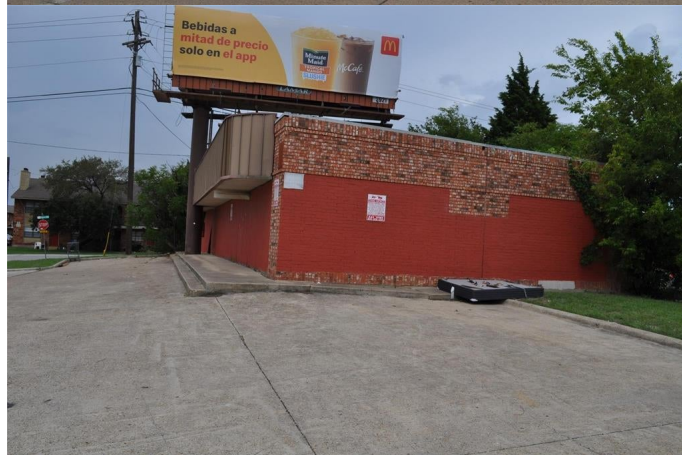
S A & M G RR ABST, Balch Springs, TX

THIS BUILDING IS FOR SALE ONLY. NOT FOR LEASE. THERE ARE NO FLOORS, NO FOUNDATION INSIDE, NO PLUMBING INSIDE, NO ELECTRICAL INSIDE, IT IS A SHELL BUILDING. THE BUILDING IS BOARDED UP TO KEEP THE HOMELESS OUT OF IT. DO NOT ATTEMPT TO ENTER THE BUILDING WITHOUT CONTACTING THE LISTING AGENT. THERE IS A DRY MANHOLE ACROSS THE STREET THAT CAN BE TIED INTO FOR SEWER, THERE IS A DEADHEAD WATER CONNECTION ON THE PROPERTY, THERE IS NO GAS, THERE IS A COPY OF THE DEED RESTRICTION ATTACHED WHICH ALSO EXPLAINS THE USE OF THE SIGN. IT HAS A PREPAID LEASE ON IT TILL THE PERSON LISTED IN THE DEED DIES. HE IS CURRENTLY IN HIS 60'S. THERE WILL BE NO INCOME COMING IN FROM THE SIGN NOR CAN IT BE USED TILL THE DEED RESTRICTION EXPIRES. PLEASE CONTACT LISTING AGENT FOR ANY FURTHER INFORMATION. OWNER WILL FINANCE WITH 50% DOWN.

Built in 1985

## Essential Information

MLS® #	20552801
Price	\$250,000
Bathrooms	0.00
Acres	0.27



Year Built	1985
Type	Commercial Sale
Sub-Type	Retail
Status	Active

### **Community Information**

Address	3300 Glenshire Drive
Subdivision	S A & M G RR ABST
City	Balch Springs
County	Dallas
State	TX
Zip Code	75180-2220

### **Amenities**

Utilities	None
Garages	Open

### **Interior**

Heating	None
# of Stories	1
Stories	1

### **Exterior**

Roof	Other
Construction	Brick
Foundation	None

### **Additional Information**

Zoning	COMMERCIAL
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### **Listing Details**

Listing Agent	Clarence Sebastian
Listing Office	Sebastian Realty

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Listing information last updated on January 18th, 2025 at 8:16am CST