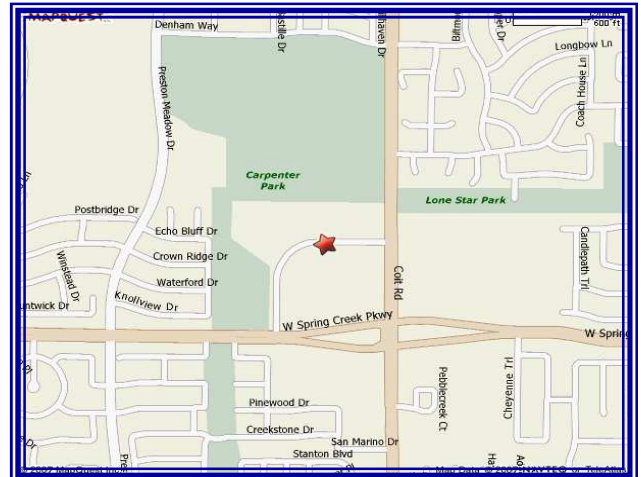


# \$595,000

## Office Condo For Sale

6300 Stonewood Drive #106  
Plano, Texas 75024



### General Information

<b>Price:</b>	<b>\$595,000</b>
<b>Building Size:</b>	<b>4,138 SF</b>
<b>Year Built:</b>	<b>2002</b>

### Investment Highlights

<b>2007 Income:</b>	<b>\$84,000</b>
<b>Annual Expenses:</b>	
<b>POA Dues:</b>	<b>4,968</b>
<b>Cleaning:</b>	<b>1,820</b>
<b>Prop. Taxes:</b>	<b>13,866</b>
<b>Supplies:</b>	<b>780</b>
<b>Utilities:</b>	<b>Tenant</b>
<b>Total Expenses:</b>	<b>21,434</b>
<b>Net Income:</b>	<b>62,566</b>



### Information

<b>#A</b>	<b>Vacant</b>	<b>1,086 SF</b>
<b>#B &amp; C</b>	<b>On Magazine</b>	<b>1,839 SF</b>
<b>#D</b>	<b>Centinal Financial</b>	<b>595 SF</b>
	<b>Common Area</b>	<b>618 SF</b>
	<b>Total</b>	<b>4,138 SF</b>

## AmeriStarOffice.com

7800 Preston Road #132  
Plano, TX 75024  
Phone: 972-618-1047  
Fax: 972-421-1715

# **AmeriStar**

**COMMERCIAL**

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VM: 972-733-9560  
Chet@Cwilke.com

This information is deemed reliable. We make no representations or warranties as to the accuracy of the seller information.