

# FOR SALE

**2247 Sylvan Ave.  
Dallas, TX 75208**

## PROPERTY DESCRIPTION

- Size: 2,000 SF
- Newly renovated
- Attached climate controlled storage area
- Conveniently located near Interstate 30
- Quick and easy access to downtown Dallas
- Located on Sylvan Avenue with excellent visibility
- Free and convenient parking, in front and around the building

**\$749,900**



**Outside The Box  
Real Estate**

**KARA RAFFERTY**  
(469) 586-9986  
kara@outsidethebox.realestate

[illegible]

The floor plan for the second floor is a rectangular layout with overall dimensions of 39'-2" in width and 24'-5" in depth. The plan includes the following rooms and features:

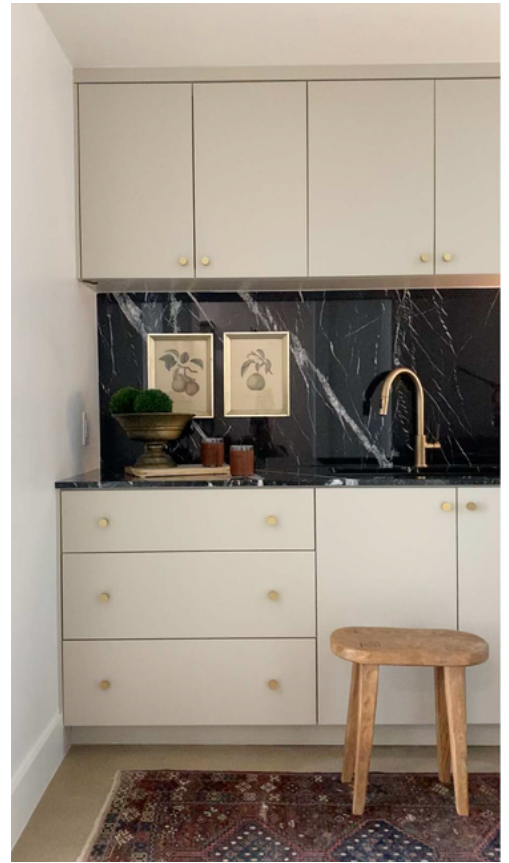
- MEETING ROOM:** Located in the bottom left, featuring wood floors and a window with blinds. Dimensions include 11'-5" on the left wall and 8'-0" on the bottom wall.
- RESTROOM:** Located in the top left, containing a toilet, sink, and shower. It is labeled with "TILE" and "V2". Dimensions include 4'-0" on the top wall and 2'-6" on the left wall.
- BREAK ROOM:** Located in the center left, featuring a counter and a window with blinds. It is labeled with "V1" and "V2". Dimensions include 8'-5" on the top wall and 3'-11" on the bottom wall.
- PRIVATE OFFICE STUDIO:** Located in the center right, featuring wood floors and a window with blinds. It is labeled with "WOOD TREADS" and "WOOD FLOORS". Dimensions include 5'-3" on the top wall and 2'-5" on the bottom wall.
- STAIRS:** Located in the top center, with a circular landing area.
- DRAPERY:** Located on the right wall, with a dimension of 21'-5" for the window area.
- SCUPPER:** Located in the bottom right corner.

Architectural details include a dashed line separating the Break Room and Private Office Studio, and a solid line separating the Meeting Room and Private Office Studio. The plan also shows various wall thicknesses and door swings.



**KARA RAFFERTY**  
**(469) 586-9986**  
**kara@outsidethebox.realestate**

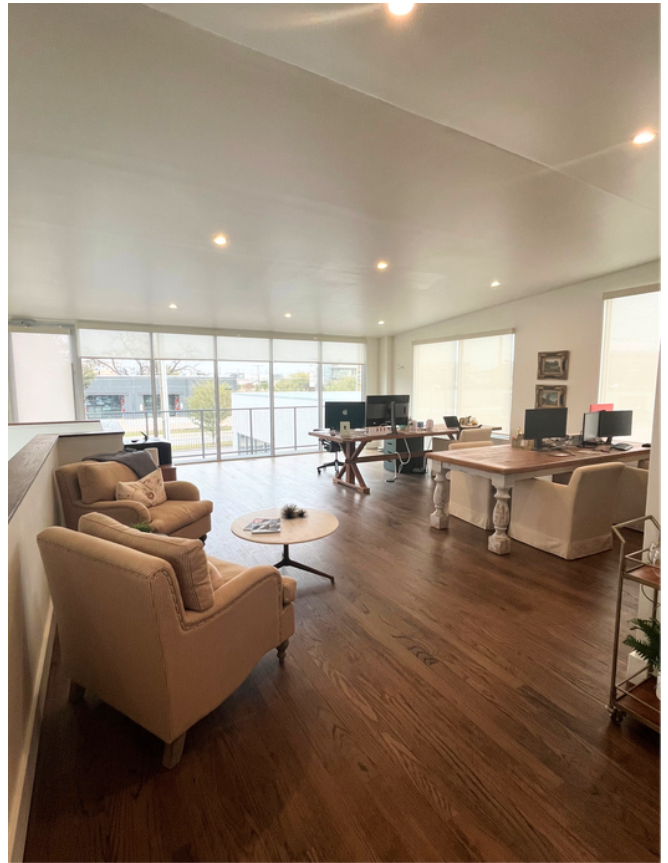
**Additional Photos- First Floor**



**Outside The Box  
Real Estate**

**KARA RAFFERTY**  
**(469) 586-9986**  
**kara@outsidethebox.realestate**

**Additional Photos- Second Floor**



**Outside The Box  
Real Estate**

**KARA RAFFERTY**  
**(469) 586-9986**  
**[kara@outsidethebox.realestate](mailto:kara@outsidethebox.realestate)**



# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

|                                                                        |             |                               |              |
|------------------------------------------------------------------------|-------------|-------------------------------|--------------|
| Outside the Box Real Estate                                            | 9011494     | kara@outsidethebox.realestate | 469-586-9986 |
| Licensed Broker / Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email                         | Phone        |
| Kara Rafferty                                                          | 725024      | kara@outsidethebox.realestate | 469-586-9986 |
| Designated Broker of Firm                                              | License No. | Email                         | Phone        |
| Licensed Supervisor of Sales Agent/<br>Associate                       | License No. | Email                         | Phone        |
| Sales Agent/Associate's Name                                           | License No. | Email                         | Phone        |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date