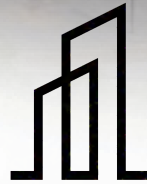


REMODELED RIVER OAKS OFFICE/RETAIL

4700 Barbara Rd, River Oaks, TX 76114



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PROPERTY INFORMATION

PURCHASE PRICE
\$350,000.00

PROPERTY ADDRESS
4700 Barbara Rd
River Oaks, TX 76114

PROPERTY SIZE
1,623 Sq. Ft.

LAND SIZE
4.00 Sq. Ft.

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Oaks, TX 76114

Company Disclaimer

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PROPERTY OVERVIEW

4700 Barbara Road has been substantially renovated to provide a modern, functional office environment suitable for a wide variety of professional users.

The efficient floor plan offers three private offices, reception space, two restrooms, and flexible work areas capable of accommodating administrative, executive, or collaborative office functions.



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PROPERTY DETAILS

Portfolio Commercial is pleased to present **4700 Barbara Road**, a recently renovated 1,623-square-foot professional office building located in River Oaks, Texas.

Positioned just minutes from Loop 820, TX-199 (Jacksboro Highway), and Downtown Fort Worth, the property offers excellent accessibility for businesses serving the greater Fort Worth market.

The building has undergone an extensive renovation and is in the final phase of completion. Only the remaining mechanical finishes, including HVAC, plumbing, and electrical, remain to be completed. The majority of these improvements have already been paid for, with only a limited amount of funding required to complete the project. The seller anticipates completion in the near future, although the property is also available for purchase prior to completion for buyers who prefer to customize the remaining improvements.

This property presents an excellent opportunity for an owner-user seeking a modern office environment or an investor looking to acquire a quality small office asset.

PROPERTY HIGHLIGHTS

- 1,623 SF Professional Office Building
- Extensive Interior & Exterior Renovation
- Three Private Offices
- Reception Area
- Flexible Conference / Open Workspace
- Two Restrooms
- Modern Layout
- Excellent Owner User Opportunity
- Minutes from Downtown Fort Worth
- Immediate Access to Loop 820 & TX-199
- High Visibility Location
- Remaining Mechanical Work Nearing Completion
- Seller Available to Discuss Remaining Scope of Work

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PROPERTY DETAILS

LOCATION ADVANTAGES

- Minutes to Downtown Fort Worth
 - Immediate access to Loop 820
 - Easy access to TX-199 (Jacksboro Highway)
 - Convenient access throughout Tarrant County
 - Established commercial corridor
 - Surrounded by mature residential neighborhoods
 - Strong owner-user market
-

INVESTMENT HIGHLIGHTS

Recently Renovated Asset

Extensive renovations have already been completed, significantly reducing future capital improvements.

Flexible Occupancy Options

Purchase upon final completion or discuss acquiring the property prior to completion.

Owner User Opportunity

Ideal size for professional service businesses seeking ownership rather than leasing.

Strong Accessibility

Excellent regional connectivity via Loop 820 and TX-199.

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PROPERTY PHOTOS



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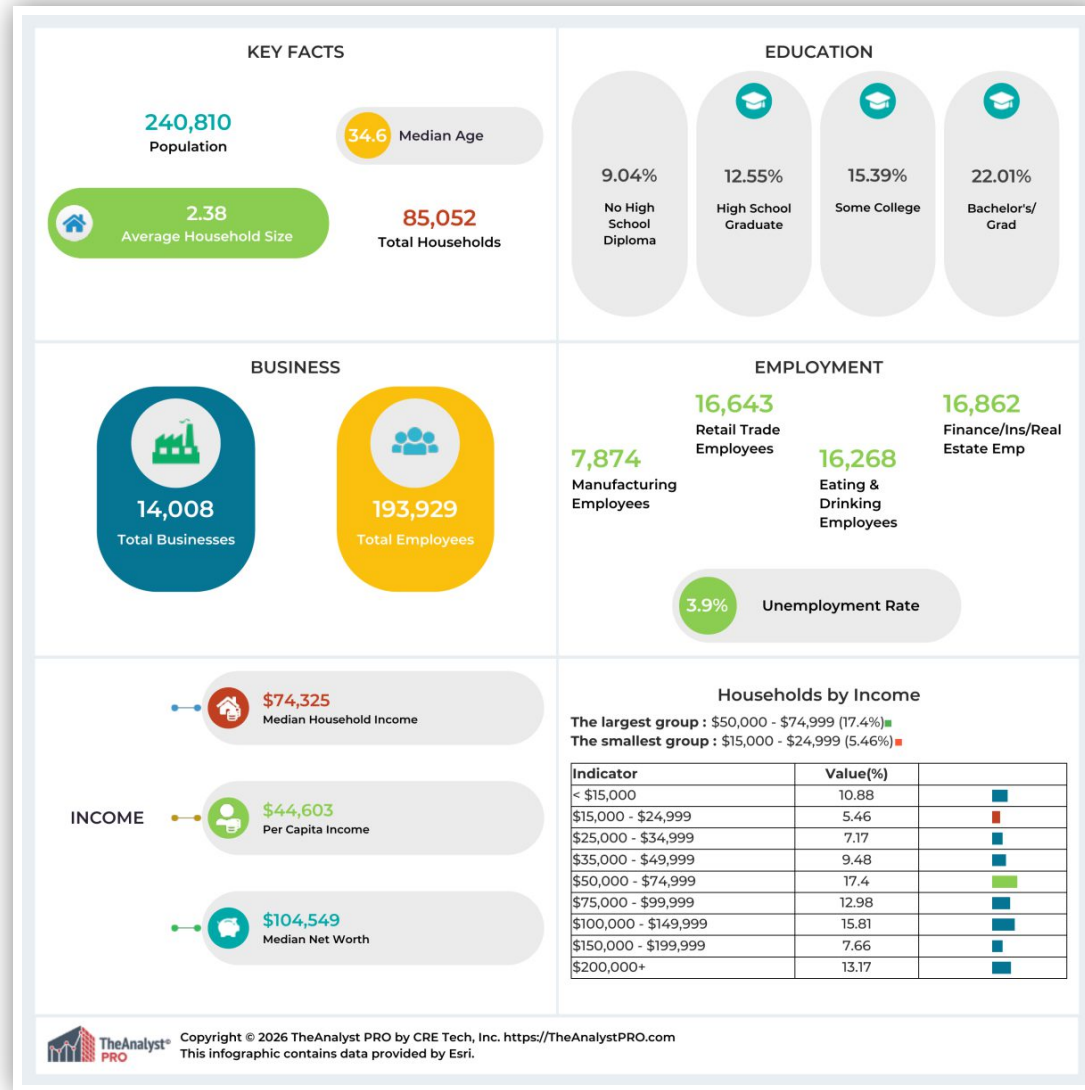
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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



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