



**HIGHLY VISIBLE SALE OFFERING
COMMERCIAL BUILDINGS**

100 E SEALY, MONAHANS, TX 79756



**PRICHARD
COMMERCIAL**

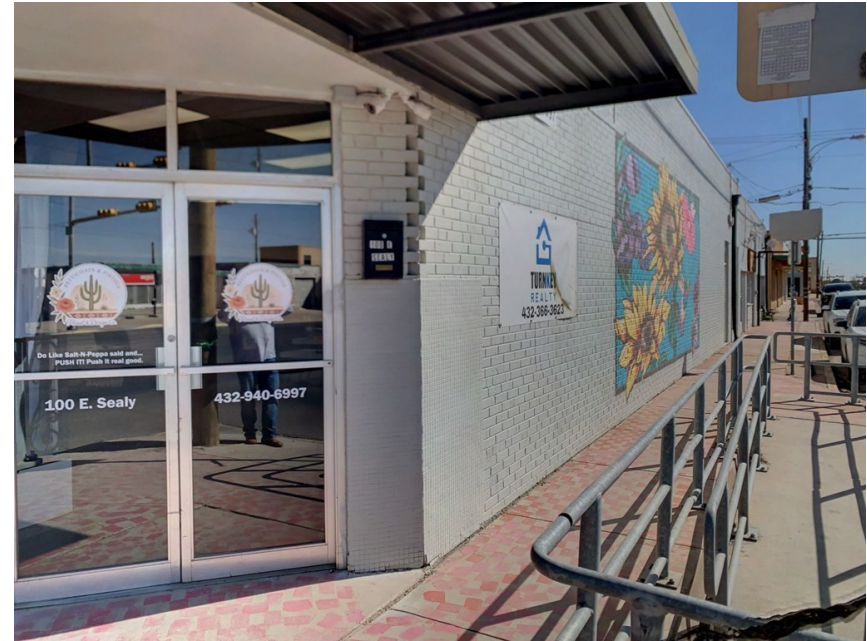
A DIVISION OF THE PRICHARD GROUP

**Rooted in Experience.
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Kit Prichard, Sales Agent | (432) 889-3856 | Kit@PRICHARDGroup.com | PRICHARDGroup.com

Heather Prichard, Broker/Owner | (432) 978-6973 | Heather@PRICHARDGroup.com | HeatherPrichard.com

SUMMARY



PROPERTY DETAILS

PRICE	\$ 299,000
SQUARE FEET (Appraisal)	6,083
PRICE / SQ FT	\$ 49.15
ESTIMATED YEAR BUILT (WCAD)	1980
TAXES	\$ 276.49

HIGHLY VISIBLE COMMERCIAL BUILDINGS

Discover a prime commercial opportunity in the heart of downtown Monahans, TX! This property features two adjoining buildings situated on a highly visible corner at one of the town's busiest intersections, totaling approximately 6,083 square feet divided into four distinct spaces. Currently, around 1,730 square feet is leased to a tenant. The location is perfect for retail, office, restaurant, or mixed-use ventures, benefiting from significant foot traffic, excellent walkability, and exceptional signage visibility. This is a unique chance to secure a prominent position in Monahans!



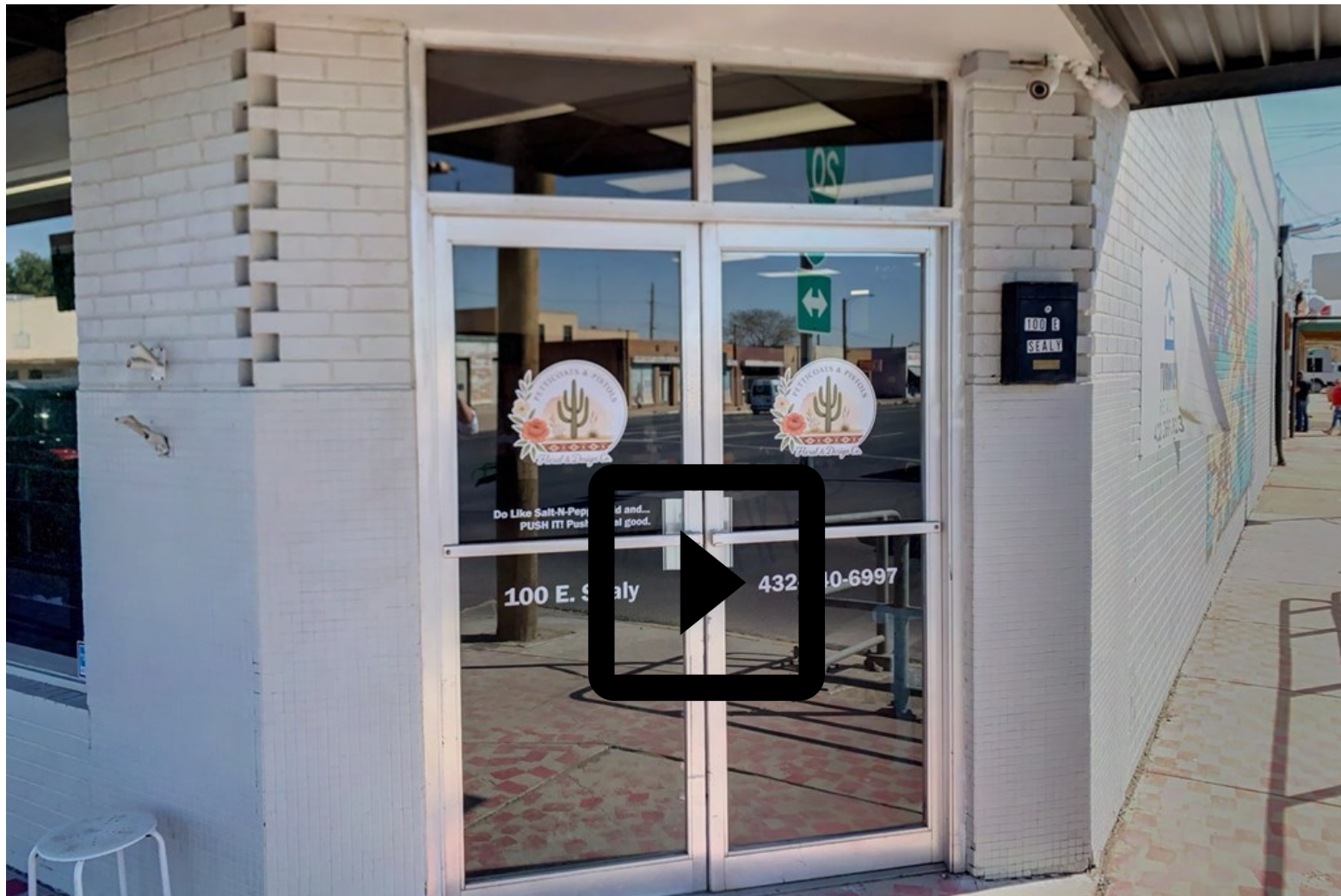
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PHOTO GALLERY



SLIDESHOW



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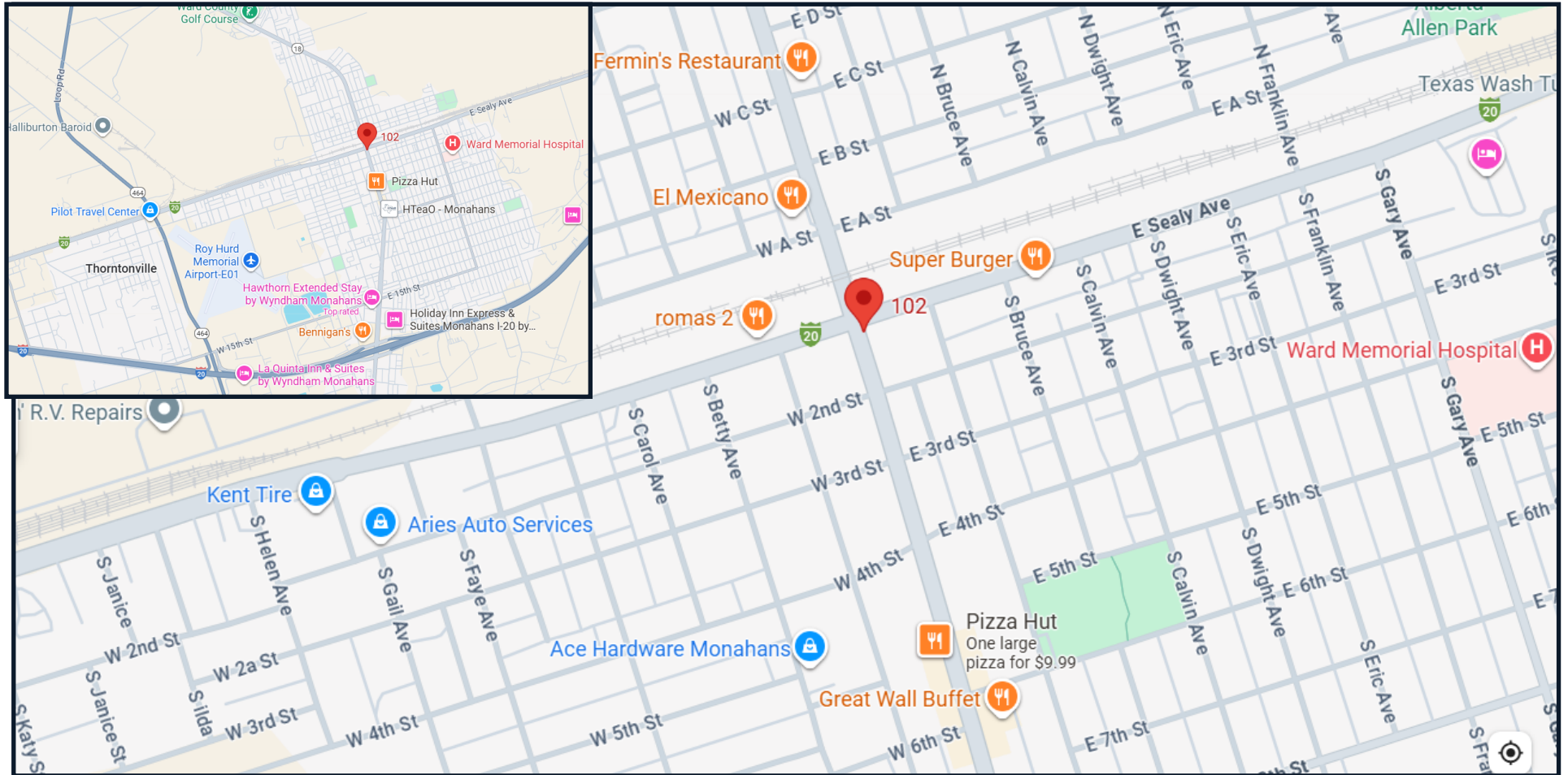
AERIAL VIEW



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DIRECTIONAL MAP



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OUR PORTFOLIO

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"OUR BUSINESS IS YOUR BUSINESS"
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THE PRICHARD GROUP

TPS **SELECT ENERGY SERVICES** **AEGIS Chemical Solutions** **eog resources** **SWAT CONSTRUCTION, INC.**

TRENDSETTER **NORTHWEST LOGISTICS** **Absolute Pipeline Integrity PROVIDING PIPELINE SOLUTIONS**

BCA ENERGY PIPELINE SERVICES, LLC **TotalTank** **PDC ENERGY** Growing E&P Value.

PHX ENERGY SERVICES CORP. **OSE ENERGY** **STANDARD** **GSI GULFSTREAM** **FLOTEK** **DIVERSIFIED Energy Services**

H.I.S. PIPELINE, L.L.C. **SOLARIS OILFIELD INFRASTRUCTURE** **CERTIFIED SERVICES** **ENERSTAR RENTALS & SERVICES LTD.**

CACTUS TOOLS LLC **FLETCO** **AMS OILFIELD SERVICES** **WadeCo Specialties**

RIVER WALSH **FOUR SIX SERVICES** **Vaquero MIDSTREAM** **Total Directional** **TMP Construction Group**

TAA Property Management **DOLLAR GENERAL** **Iron Horse Tools LLC** **GONZO ENERGY SERVICES**

TRIDENT Water & Process Technologies



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