



OFFICE BUILDING FOR SALE

PRICE
REDUCED
\$50,500



An exceptional investment opportunity positioned along a high-visibility commercial corridor, offering excellent accessibility and close proximity to Downtown.

912 N TEXAS ST. FAIRFIELD, CA 94533

BLDG- 1,500 SF | LOT- 5,227 SF

PRICE **\$ 599,500**

PREMIER COMMERCIAL REAL ESTATE SERVICES
1300 Oliver Rd, Suite 300 Fairfield, CA 94534 | 707-436-7300

INAM KHAN
Lic # 01206896
inam@pcres.net

707-436-7300

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BUILDING HIGHLIGHTS

- Prime corner location with strong street visibility
- Convenient access from N Texas & E Tennessee St
- Overall location benefits from high traffic volume flow and consistent mid-20K counts along N Texas St.
- Great stand alone building with functional single-story layout suitable for medical, dental or general office use with private bathroom
- Strong street frontage and signage
- Surrounded by strong demographics
- Positioned within an established residential & commercial trade area
- Ample on-site parking with convenient ingress/egress
- Close proximity to downtown Fairfield, civic buildings, local gov't services & Solano Town Mall
- Across from Armijo High School
- Easy access to I-80

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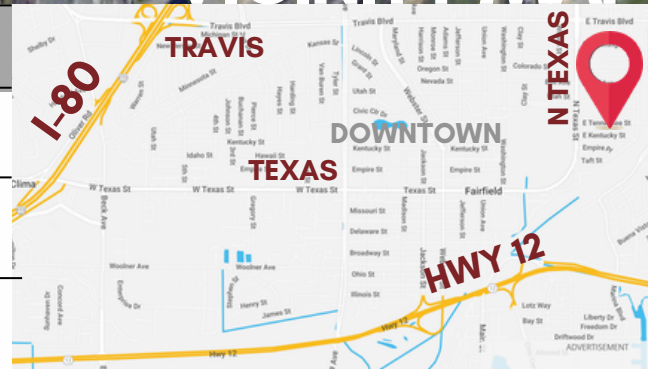
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DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
DAYTIME POPULATION	±5,500	±18,500	±42,000
NIGHTTIME POPULATION	±7,000	±21,000	±52,000



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