



Advance AutoParts

4205 Old Jacksboro Hwy, Wichita Falls, TX 76302



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Advance AutoParts

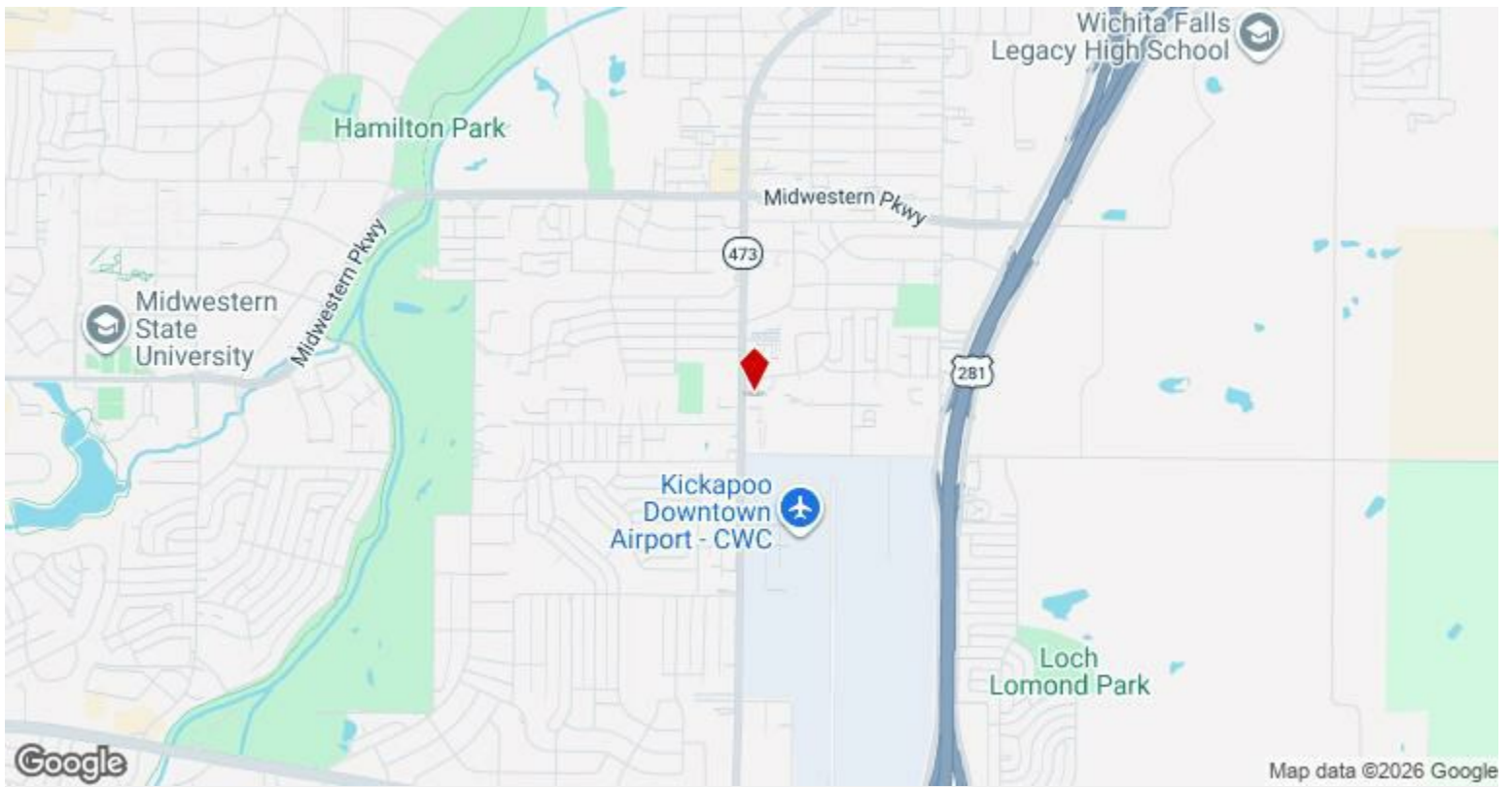
\$1,056,000

Former Advanced Auto Parts store consisting of approximately 6,626 ft of building and approximately 1.07 acres of land. Full concrete parking lot, great visibility, and a well maintained. Right in between Pizza Hut, Pilgrims Bank and Berend Brothers. Property is also listed for lease at \$13.75/ sqft yearly plus NNN....

- Well maintained building.
- Concrete parking lot
- Great retail location in southeast part of town
- Next door to Pizza Hut, Pilgrim Bank, and Berend Brothers Farm and Ranch



Price:	\$1,056,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	1.07 AC
Gross Building Area:	7,000 SF
No. Stories:	1
Year Built:	2006
Tenancy:	Single
Parking Ratio:	5.71/1,000 SF
Zoning Description:	GC
APN / Parcel ID:	156240
Walk Score ®:	40 (Fairly friendly)



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Property Photos



Property Photos



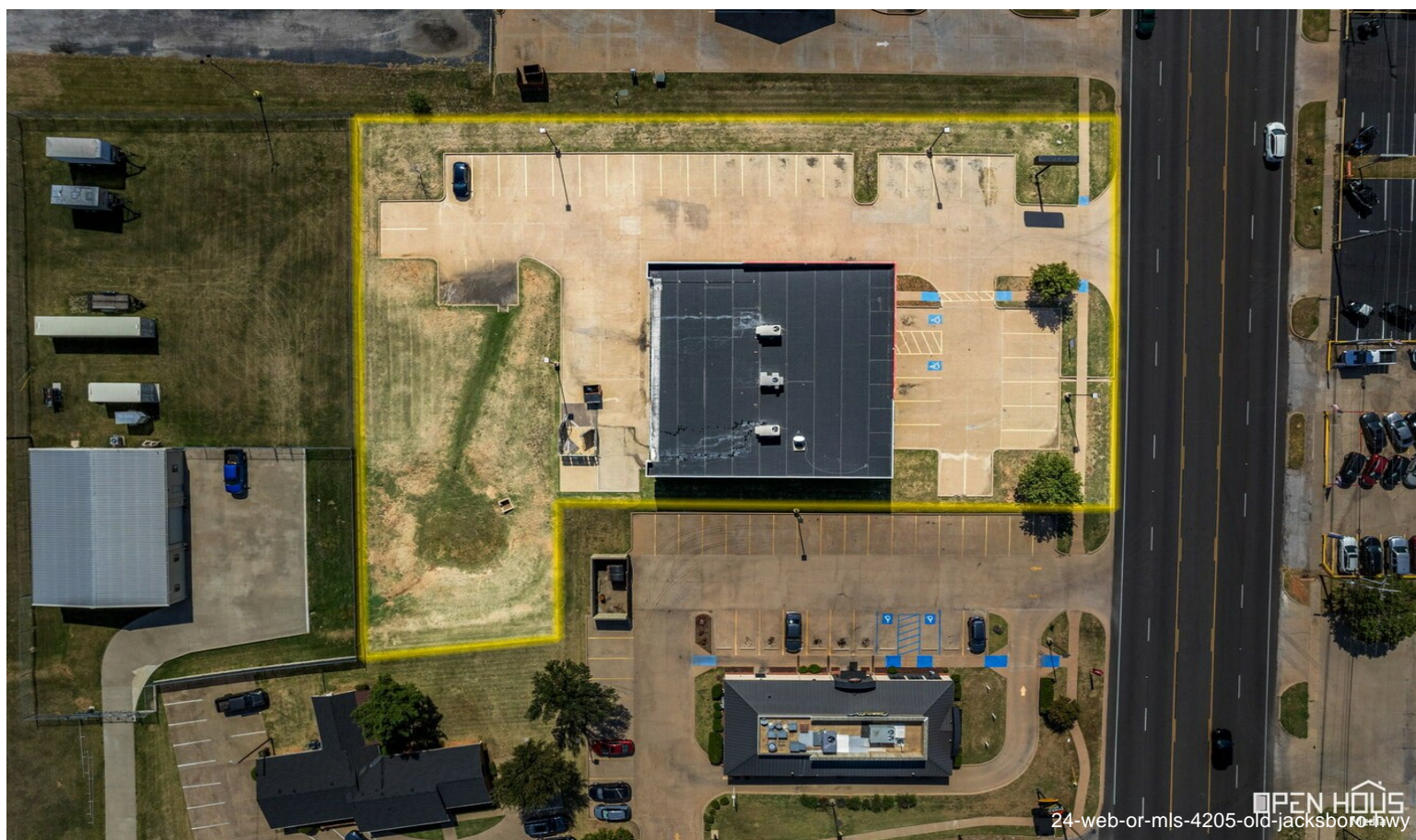
Property Photos



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OPEN HOUSE



25-web-or-mis-4205-old-jacksboro-nwy

OPEN HOUSE

Property Photos



Property Photos



Property Photos



Property Photos



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20250905_125447-3

Property Photos



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