

## Cross Property Client Full

**MLS #: 437812 (Active)**



<b>List Price:</b> \$15,336	<b>4901 S Mccoll Road, Edinburg, TX 78539</b>	
<b>Zoning:</b> CO	<b>Annual \$/SqFt:</b> \$18.00	<b>Base Rent Amt:</b> 15336
<b>Present Use:</b> Business Service, Office, Professional Service	<b>CAM Charges:</b>	
<b>Office SqFt:</b> 10,224	<b>Annual Insurance:</b> \$0	
<b>Warehouse SqFt:</b> 0	<b>Base Taxes:</b> \$20,155	
<b>Retail SqFt:</b> 0	<b>Available Date:</b> 2024-08-01	
<b>Other Bldg SqFt:</b> 0	<b>Parking Spcs:</b> 38.00	
<b>Est SqFt:</b> 10,224	<b>Carport Spcs:</b> 0.00	
<b>Lot Dimensions:</b> 165 x 175	<b>Parking:</b> Blacktop, Handicap, Paved	
<b>Lot SqFt:</b> 28,876	<b>Year Built:</b> 2007	
<b>Acreage:</b> 0.66	<b>County:</b> Hidalgo	
<b>TaxGEO ID:</b> S6435-00-000-002B-00	<b>Right to Lse Exclusively:</b> Yes	
<b>Days on Market:</b> 0	<b>Allow AVM:</b> Yes	
<b>Rented/Leased \$:</b>	<b>Allow Comments:</b> Yes	
<b>Display on Internet:</b>		
<b>Display Address:</b> Yes		

**Directions:**

NW section of Alberta & S McColl

**Remarks:**

Discover the allure of this prime property situated on South McColl in Edinburg, a stone's throw from the bustling Renaissance Hospital complex. With its high-profile visibility and current single-tenant occupancy, this building is ripe with potential. Imagine the possibilities as you divide and conquer, transforming the space to suit multiple ventures. Each floor greets you with its own reception area, setting the stage for a professional ambiance. The building boasts modern amenities, including an elevator and comprehensive fire sprinkler systems, ensuring safety and accessibility. Over 30 versatile rooms await your business's unique needs, from conference rooms and support staff areas to executive suites and storage solutions. And with 38 parking spaces, convenience is never in question. **\*\*Seize this opportunity\*\*** – your enterprise deserves a location that's as ambitious as your vision. Schedule a visit and let's explore the possibilities together!

<b>Unit #:</b> 1	<b>Entire Floor</b> Yes	<b>SqFt Ttl Avl</b> 10,224	<b>Rent/SqFt</b> \$1.50	<b>Trans Type</b> Direct	<b>Date Avail:</b> 08/01/2024
<b>Floor #</b> 1	<b>Divisible</b> Yes	<b>SqFt Min Avl</b> 10,224	<b>SqFt Flr Cont</b> 10,224	<b>Occupancy</b> Vacant	<b>Lease Exp:</b> 08/01/2027
<b>Space Type:</b> Medical, Office					
<b>Rent Services</b> Utilities					
<b>Unit #:</b> 2	<b>Entire Floor</b> Yes	<b>SqFt Ttl Avl</b> 10,224	<b>Rent/SqFt</b> \$1.50	<b>Trans Type</b> Direct	<b>Date Avail:</b> 08/01/2024
<b>Floor #</b> 2	<b>Divisible</b> Yes	<b>SqFt Min Avl</b> 10,224	<b>SqFt Flr Cont</b> 10,224	<b>Occupancy</b> Vacant	<b>Lease Exp:</b> 08/01/2027
<b>Space Type:</b> Medical, Office					
<b>Rent Services</b> Utilities					

Listing information provided by Greater McAllen Association of REALTORS MLS.  
Information is deemed to be reliable but is not guaranteed.  
MLS #: R219842A