

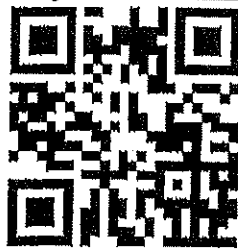
FOR SALE
DOWNTOWN LAW OFFICE WITH PARKING
221 South Second Street

Perfect location for 1>4+ attorneys. Multi office 3,390 square foot building. The large reception area separately accesses 2 paralegal offices; a conference room; copy/fax administrative room; large, vaulted storage room; kitchen; more side offices perfect for assistants; and 2 restrooms.

Convenient rear entry/exit, and parking for about 10 cars. Some furnishings negotiable. ACROSS from the Museum and Jail, same block as DA, and 1 block from Courts. Several nonlaw related prospects looking, but perfect for law office(s).MAYBE new merger, or 2 separate groups!

Call or email for an appointment for a confidential walk through. The link below provides a good showing. The suggested price is \$875,000.00, which is well below the 2024 Hanover insured value for the building alone.

<https://tinyurl.com/sxtf9x8f>



Bill Aldred 931-648-9621
221 South 2nd Street aldredw@aldredlawfirm.com