



Located in the Historic part of downtown Athens, TX., known as "Athens Alley", this charming, retail-zoned building is offered in addition to the purchase of the Business. Built in 1910, updated over the years, it has served as APP Verification Service's business office, and has a side office space that has been used as a rental.

Approx. 1786 sq. ft. total office space downstairs, two front doors, plus approx. 500 sq. ft. upstairs area that is unfinished (currently used for storage) and has much potential, such as renovation for an apartment.

Building is ONLY offered for sale with the purchase of the Business, as noted on page one, for an additional \$110,000.



Upstairs unfinished space has lots of potential!



Approximately 586 s.f. side office has separate front door, its own air/heat unit, can be used for rental income.