

# \$340,000 - 2102 N 77 Sunshine Strip, Harlingen

MLS® #29769714

## \$340,000

Bedroom, Bathroom, 7,860 sqft  
Commercial on 0.36 Acres

E B Adams 2, Harlingen, TX

A prime corner commercial property offering outstanding visibility and versatility. This solid masonry building spans a total of 7,608 square feet and features two offices totaling 511 square feet, a 96-square-foot employee breakroom, and an expansive 7,001-square-foot shop/warehouse area equipped with overhead doors and steel roof trusses. Currently home to All Valley Unit Step and Texas Seal Coat & Striping, the property is well-suited for manufacturing, warehousing, contractor or builder operations, or could easily be converted for use as an electrical, plumbing, or mechanic shop. The offices are equipped with window A/C units, and the building's durable construction ensures long-term value. With its excellent corner location and ample space, this property is ideal for businesses seeking high visibility and operational flexibility. The existing operable and productive business can also be included with the sale, presenting a unique opportunity for buyers. Call for an appointment.

Built in 1981

## Essential Information

MLS® #	29769714
Price	\$340,000
Square Footage	7,860
Acres	0.36
Year Built	1981



Type	Commercial
Sub-Type	Retail, Business Service, Professional Service, Warehouse, Manufacturing, Commercial
Status	Active

### **Community Information**

Address	2102 N 77 Sunshine Strip
Area	Harlingen
Subdivision	E B Adams 2
City	Harlingen
County	Cameron
State	TX
Zip Code	78550

### **Amenities**

Amenities	None
Utilities	110VAC, Public Water, Sewer
Features	Restrooms-Private, Inside Storage
Parking	Paved

### **Interior**

Interior	Concrete
Heating	None
# of Stories	13874

### **Exterior**

Exterior	Concrete Block
Lot Description	Sidewalks
Roof	Metal, Flat

### **Listing Details**

Listing Agent	Mario Baez
Listing Office	EXP Realty, LLC

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