

\$18 - 6812 K Avenue, Plano

MLS® #21090598

\$18

0 Bedroom, 0.00 Bathroom,
Commercial Lease on 1.20 Acres

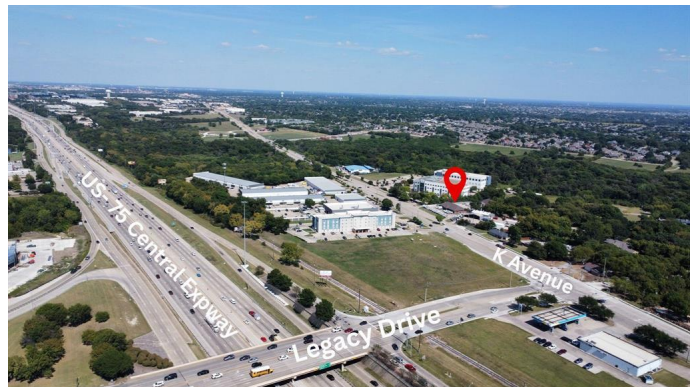
Superior Add, Plano, TX

Prime commercial opportunity in Plano! Ideally located at Avenue K & Legacy Drive, this versatile property offers 5,038 SF of office space with an attached 2-car garage (interior access) and expansive paved lot accommodating up to 45 vehicles for display or parking.

Utilized as a used-car dealership, auto body, and repair facility, the site is well-equipped for a variety of automotive or light-industrial uses. Two large outbuildings enhance functionality: one is approximately 3,640 SF and has been used for auto-body operations, and another 1,200 SF structure utilized as an auto repair shop. Together, they offer flexible workspace for service, detailing, or equipment storage.

The main office building features a welcoming reception and foyer, six private offices, a conference room, two full baths with showers, one half bath, and a full kitchen complete with dishwasher, stove, refrigerator, and microwave. Washer & dryer connections are also provided. The upstairs level includes two additional offices, ideal for management or administrative use.

The landlord prefers to lease the entire property as one unit but will consider subdivision for qualified tenants. Existing zoning is rare and highly sought-after within the City of Plano, offering opportunities that would be difficult to obtain today. MULTIPLE



business uses available and zoning approved!

High-visibility corner location with strong traffic counts and easy access to major thoroughfares. This property has been successfully operated in its current capacity for over 20 years, but bring your vision! Whether automotive, flex, or mixed commercial use, this is a one-of-a-kind opportunity in one of Plano's most active commercial corridors.

Built in 1983

Essential Information

MLS® #	21090598
Price	\$18
Bathrooms	0.00
Acres	1.20
Year Built	1983
Type	Commercial Lease
Sub-Type	Business
Status	Active

Community Information

Address	6812 K Avenue
Subdivision	Superior Add
City	Plano
County	Collin
State	TX
Zip Code	75074

Amenities

Utilities	Cable Available, City Sewer, City Water, Electricity Connected, Phone Available, Sewer Available
Garages	Additional Parking, Asphalt, Common, Concrete, Direct Access, Garage, 2-Car Double Doors, Garage Faces Rear, On Site, Parking Lot, Paved, Storage

Interior

Heating	Central, Electric
---------	-------------------

# of Stories	2
Stories	2

Exterior

Roof	Asphalt, Composition, Metal
Construction	Aluminum Siding, Brick, Siding, Steel Siding
Foundation	Slab

Additional Information

Zoning	Zoned LC (Light Commercial). Full Permitted Use Document in Transaction Desk. Special Use Permit for Used Auto Sales and Auto Body.
--------	---

Listing Details

Listing Agent	Rebecca Patterson
Listing Office	Keller Williams Realty Allen

Users may not reproduce or redistribute the data found on this site. The data is for viewing purposes only. Data is deemed reliable, but is not guaranteed accurate by the MLS or NTREIS.

Listing information last updated on November 20th, 2025 at 11:31pm CST