



404 NUGENT
JOHNSON CITY, TX 78636



\$625,000



0 sqft

DESCRIPTION

Exceptional 2,736 sq ft commercial property on a generous 0.80-acre lot, ideally located one block from downtown and directly off Hwy Spur for high visibility and easy access. Built for strength and efficiency and designed to appear that it has always stood in town, the structure features filled, steel-reinforced concrete block on a 6 slab, 14' ceilings, a tornado-resistant heavy-gauge R-panel roof, and custom 7'x5' steel double-glazed windows and doors. Inside, you'll find polished concrete floors, commercial-grade conduit wiring (110/220V), LED lighting, two Mitsubishi commercial split A/C units, industrial plumbing, and two ADA-size bathrooms. Two oversized 10'x10' roller doors and an insulated dividing wall create two versatile spaces (735 sq ft and 2,001 sq ft), perfect for flexible commercial use. Finishing touches include a cedar front deck and 190 birch plywood interior walls with shadow gap detailing. The property also includes an additional build site with its own water and sewer tap already established on Bluebonnet, offering excellent potential for expansion.

PROPERTY TYPE: Commercial - Multi-Use

MLS STATUS: Active

MLS: 1919559

YEAR BUILT: 2018

COUNTY: Blanco

TRACT OR SUBDIVIION:

LIST DATE: 11/05/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA: 3100

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES:

LOT SIZE (SQFT):

ADDITIONAL PROPERTY DETAILS

LISTED BY: Teresa Taylor

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BROKERED BY: Topper Real Estate