

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 9 CLAY STREET

NOCONA, TX 76255



\$1,150,000



5,192 sqft

## DESCRIPTION

This piece of historic property sits right in the heart of Nocona Texas. Built in 1925 and purchased by the McNabb family in 1930, this property served as a Feed Store and offered multiple Agriculture products for the Farmers and Ranchers in and around Montague County; until the McNabb family retirement in late December 2020. Sitting right under 2 acres of prime real estate, this location has highway 82 frontage as well as clay street and willow street frontage, which gives the property great access from the 3 main roads. The property includes a feed store of 4,250 sqft, storage buildings and various covered storage buildings. Also included on the property is a 60' and 70' working truck scale. GREAT OPPURTUNITY to own a historic piece of property in Montague County with a top-tier location along highway 82.

**CENTURY 21**

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**800.451.8055**

**PROPERTY TYPE:** Commercial - Retail

**MLS STATUS:** Pending

**MLS:** 20253475

**YEAR BUILT:** 1925

**COUNTY:** Montague

**TRACT OR SUBDIVIION:** None

**LIST DATE:** 04/05/2023

**AREA:**

**SQUARE FEET:** 5,192

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 1.97

**LOT SIZE (SQFT):** 85,813

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Hardwood

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- AlleyAccess
- Carport
- Gravel
- NoGarage
- OnSite
- Outside

### ROOF TYPE:

- Metal

### SIDING:

- MetalSiding

### FOUNDATION:

- PillarPostPier
- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- Electric
- NaturalGas

### UTILITIES:

- ElectricityConnected
- SewerAvailable
- WaterAvailable

## LISTED BY: Gary Eldred PROPERTY DETAILS

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**BROKERED BY:** Red River Realty

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