

# CENTURY 21

Judge Fite Company



## 307 E LARKIN STREET

ATHENS, TX 75751



\$525,000



3,300 sqft

## DESCRIPTION

A fantastic opportunity! Versatile property in excellent location near downtown Athens. Road frontage along three city streets with multiple entrances. Adorned with historic buildings, including the community's beloved 1939 Ol' Gin with vaulted ceiling, steel beam structure, large sliding doors and restored concrete floors. Original full size truck scale with 5ft scale dial, shaded front porch area and a large bay door that leads to an acre of restored backyard greenspace. The newly fenced in backyard offers large shade trees, separate garden tunnel entrance, vendor gates, performance stage and sound booth that have hosted many successful large events. Conveniently located only 73 miles S.E. of Dallas.

**PROPERTY TYPE:** Commercial - Business  
**MLS STATUS:** Active  
**MLS:** 20583925  
**YEAR BUILT:** 1932  
**COUNTY:** Henderson  
**TRACT OR SUBDIVIION:** None  
**LIST DATE:** 06/05/2024

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 3,300  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 1.77  
**LOT SIZE (SQFT):** 77,275

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Common
- Open

### LOT DESCRIPTION:

- Level

### ROOF TYPE:

- Metal

### SIDING:

- Block
- MetalSiding
- SteelSiding

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Other

### UTILITIES:

- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### SECURITY FEATURES:

**LISTED BY:** Russell Richardson 

- SecuritySystem
- SecurityService

**PHONE:** 903.675.7575

**BROKERED BY:** Echols Real Estate Assoc. LLC

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