

# CENTURY 21<sup>®</sup>

Judge Fite Company



**24700 HWY 64**  
CANTON, TX 75103



\$675,000



5,126 sqft

## DESCRIPTION

FANTASTIC LOCATION !!! The possibilities are endless! High traffic area. Great spot at the red light! Intersection of Hwy 64 & Hwy 243!!! Yes, the tanks have been removed! 5000+ sq ft bldg needs work, was formerly a gas station. Large lot with room for more buildings! Lot is 1.5 acres in prime location near the VZ County Fair Grounds, Northeast Texas Coop and Goodwill Store! new truck stop coming in across Hwy 64. City Water, City sewer is across the road, would take a road bore to connect - check with City of Canton for particulars. Not in the city limits.

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**800.451.8055**

**PROPERTY TYPE:** Commercial - Retail  
**MLS STATUS:** ActiveUnderContract  
**MLS:** 20682243  
**YEAR BUILT:** 1960  
**COUNTY:** Van Zandt  
**TRACT OR SUBDIVIION:** D Towns  
**LIST DATE:** 08/02/2024

**AREA:**  
**SQUARE FEET:** 5,126  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 1.5  
**LOT SIZE (SQFT):** 65,340

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Outside

### ROOF TYPE:

- Metal

### SIDING:

- Block

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- None

### UTILITIES:

- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Sherry Scott Moore 

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**BROKERED BY:** Century 21 NexGen Realty

century21judgefite.com

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