

CENTURY 21[®]

Judge Fite Company



705 W CRAWFORD STREET

DENISON, TX 75020



\$928,000



7,508 sqft

DESCRIPTION

A rare opportunity to own all 6 connected townhomes at The Sevens in Denison, TX. This unique bundle offers instant upside with five fully remodeled units featuring updated flooring, paint, and appliances, while the remaining one still operates at a lower rate, offering clear value-add potential. Each townhome includes a large two-car garage. Five units are 2 bed, 2.5 bath; one is a larger 3 bed, 3.5 bath. The 3 bedroom unit is currently vacant and on the market for lease. Great for owner occupant with 5 units bringing in rental income. All five 2-bedroom units are leased. The property is professionally managed by a local company, as the owners live out of town—making it a true turnkey investment. With growing rental demand in Denison and the building sitting in a prime location near schools, the football field, and a revitalizing downtown, this complex is well-positioned for long-term growth. Whether you're looking for strong cash flow or a future live-and-rent model, this is a rare find. Please reach out to the Co-Listing agent to schedule a showing or get more information about this townhome complex in prime Denison!

PROPERTY TYPE: Commercial - Business
MLS STATUS: Active
MLS: 20783933
YEAR BUILT: 1990
COUNTY: Grayson
TRACT OR SUBDIVIION: Laynes Add
LIST DATE: 11/28/2024

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800.451.8055

AREA:
SQUARE FEET: 7,508
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.37
LOT SIZE (SQFT): 15,942

INTERIOR FEATURES

FLOOR COVERINGS:

- SimulatedWood

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Garage
- GarageFacesRear
- OnStreet

LOT DESCRIPTION:

- Other
- FewTrees

ROOF TYPE:

- Composition

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityConnected
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Kathy Spillyards 

PHONE: 46937162474693716247
COMMUNITY:

BROKERED BY: Integrity Plus Realty LLC

- Curbs

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