

CENTURY 21[®]

Judge Fite Company



1500 W CRAWFORD STREET

DENISON, TX 75020



\$650,000



4,428 sqft

DESCRIPTION

REDUCED PRICE. Originally built and operated as a neighborhood daycare center since 1972, this now vacant versatile building with expansive backyard area and adjacent vacant lot (1506 W. Crawford St) is situated on a neighborhood corner lot with great visibility. It has a covered front porch with a lobby reception area upon entering, large open areas (6), bathrooms (3), utility room with washer & dryer hookups and kitchen area that was remodeled in 2020 with new countertops, stainless steel sinks, gas stove & double ovens. There is a large, covered back porch that extends the entire width of the building and a fenced, extensive yard area including an additional side yard. The adjacent vacant lot provides room for potential expansion and or additional parking. The roof was replaced approx. four years ago. One of the two HVAC systems was replaced approx. one year ago. Back part of backyard area is in flood zone. US-75 is 2.5 miles west down W. Crawford making this location convenient and easy to access for those coming from outside the residential community surrounding the property. Sherman & Denison area is currently experiencing explosive growth with the \$30B Texas Instruments manufacturing plant set to open in 2025 and major retail not far from the property such as; Chic Fil A, CVS, Quik Trip, Starbucks, Schlotzsky's, Burger King, McDonald's, Cotton Patch Cafe, Arby's, Walmart, Braum's, Best Western, La Quinta, Taco Bell, IHOP and many others. Houston Elementary School is only 0.5 miles away and B. McDaniel Intermediate School just 2.2 miles west down W. Crawford St. as well with a large development going in across the street from the school. There are office buildings for professional services directly across the street so contacting the City of Denison to discuss the possibility for a zoning change to allow for other commercial purposes such as professional services office space at this location is highly recommended. Buyer to confirm information

PROPERTY TYPE: Commercial - Retail

MLS STATUS: Active

MLS: 20793728

YEAR BUILT: 1972

COUNTY: Grayson

TRACT OR SUBDIVIION: Millers 2nd Add

LIST DATE: 12/10/2024

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 4,428

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 0.61

LOT SIZE (SQFT): 26,789

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet
- CeramicTile
- Linoleum
- LuxuryVinylPlank

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- Asphalt
- CircularDriveway
- Concrete
- Driveway
- Gravel
- OnSite
- Open
- Outside
- ParkingLot
- OnStreet
- Unpaved

LOT DESCRIPTION:

- BackYard
- CornerLot
- Lawn
- Level

ROOF TYPE:

- Composition
- Shingle

SIDING:

- Brick
- Block
- WoodSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- NaturalGas


UTILITIES:

- CableAvailable
 - ElectricityAvailable
 - ElectricityConnected
 - NaturalGasAvailable
 - SewerAvailable
 - SeparateMeters
 - WaterAvailable
-

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- Curbs
-

LISTED BY: Steven Geis 

BROKERED BY: Ray Gun Commercial