

# CENTURY 21<sup>®</sup>

Judge Fite Company



**700 W HIGHWAY 82**  
GAINESVILLE, TX 76240



\$2,249,000



0 sqft

## DESCRIPTION

INVESTORS here's your chance to grab an acre of multi-use commercial property in a HIGH TRAFFIC LOCATION on Hwy 82 in Gainesville just seconds from I-35! With ROAD FRONTAGE ON 4 SIDES (Hwy 82, Culberson Street, Yates and Mill Street), this is a tremendous investment and development opportunity with great visibility and easy access from main roads and intersections. Located in a thriving and fast growing area, this property offers a well established laundromat that's been in business for over 35 years, 3 houses being leased, a vacant lot, an office building and a large 30 foot advertising billboard on the corner of Hwy 82 and Culberson Street. The laundromat is owner occupied and operated and the other parcels are all being leased providing a nice income. Currently the owner is only utilizing half of the laundromat building so the other half could easily be leased out for another business. On the Southwest end of the property is a large vacant lot ready to develop to your desire. LOCATION, LOCATION, LOCATION....don't let this one pass you by!

**PROPERTY TYPE:** Commercial - Business  
**MLS STATUS:** Active  
**MLS:** 20829023  
**YEAR BUILT:** 1987  
**COUNTY:** Cooke  
**TRACT OR SUBDIVIION:** Montgomery Add  
**LIST DATE:** 01/29/2025

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 1.01  
**LOT SIZE (SQFT):** 43,995

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Combination
- Vinyl
- Wood

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- AdditionalParking
- Concrete
- Driveway
- OnSite
- Oversized
- ParkingLot
- OnStreet

### ROOF TYPE:

- Composition
- Metal
- Other

### SIDING:

- Other

### FOUNDATION:

- Other
- PillarPostPier
- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- Electric
- Other

### UTILITIES:

- CableAvailable
- ElectricityConnected
- SewerAvailable
- SeparateMeters
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### SECURITY FEATURES:

- SecuritySystemOwned
- SecuritySystem
- SecurityGate
- SmokeDetectors
- SecurityLights

### COMMUNITY:

- Curbs
- 

**LISTED BY:** Natalie Graves 

**BROKERED BY:** Prime Properties