

CENTURY 21[®]

Judge Fite Company



929 W BIRGE STREET

SHERMAN, TX 75092



\$495,000



4,000 sqft

DESCRIPTION

Welcome to your next office. Be in the heart of North TX growth zone with this office duplex offering. Located just West of US Highway 75, this corner lot boasts of two separate suites to house the offices or business of your dreams. 929 and 927 W Birge Street would look amazing on your business cards. 929 is currently built out with a reception area, 4 main offices, a kitchen area and bathroom with several walk-in style storage areas, a secure storage area and washer and dryer hookup. 927 is currently utilized as a storage or warehouse type area, complete with a bathroom, 2 offices a backroom storage area and a secure storage area. The property is located on a corner lot with a new, 2 inch thick asphalt parking lot, with parking to realize your growth potential.

PROPERTY TYPE: Commercial - Office

MLS STATUS: Active

MLS: 20834276

YEAR BUILT: 1975

COUNTY: Grayson

TRACT OR SUBDIVIION: E L Benzel

LIST DATE: 02/03/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 4,000

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 0.29

LOT SIZE (SQFT): 12,632

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet
- CeramicTile
- LuxuryVinylPlank

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Asphalt
- Common
- DirectAccess
- Driveway
- NoGarage
- OnSite
- Open
- Outside
- ParkingLot
- Unassigned

LOT DESCRIPTION:

- CornerLot

ROOF TYPE:

- Flat
- Synthetic

SIDING:

- Brick

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Electric
- HeatPump

UTILITIES:

- CableAvailable
- ElectricityAvailable
- ElectricityConnected
- PhoneAvailable
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

SECURITY FEATURES:

- Prewired
- SmokeDetectors

COMMUNITY:

- Curbs
-

LISTED BY: Jason Smith 

PHONE: 903.818.1645

BROKERED BY: Texoma Land & Home Team