

CENTURY 21

Judge Fite Company



1706 LEE STREET

COMMERCE, TX 75428



\$239,000



2,132 sqft

DESCRIPTION

Prime Commercial Opportunity Steps from East Texas A&M University - back on the market with price reduction! Strategically positioned on a corner lot in Commerce, TX, this 2,130 sq ft commercial building offers exceptional exposure to a thriving university community of 13,000 students. The property's prime location adjacent to ETAMU's gymnasium, field house, library, and residential halls ensures consistent foot traffic and visibility. Previously operated as a restaurant, this versatile space is equipped with valuable infrastructure including a commercial vent hood with fire suppression system, wash sinks, and a drive-thru window. The property features an ADA-compliant restroom, dedicated storage-stock room, and an inviting enclosed front patio area. A spacious 4,600 sq ft asphalt parking lot provides ample customer parking. Zoned for General Business District use, this property presents multiple business opportunities including: - Quick-service restaurant or café - Coffee and donut shop - Hair and nail salon - Retail establishment - Medical or dental office - Physical fitness studio - Professional office space. Don't miss this opportunity to establish your business in a high-traffic university location perfectly positioned for success. Listing information deemed reliable but should be verified by buyer and-or buyer's agent.

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800.451.8055

PROPERTY TYPE: Commercial - Business
MLS STATUS: Pending
MLS: 20835867
YEAR BUILT: 1963
COUNTY: Hunt
TRACT OR SUBDIVIION: Neal Lexa Add
LIST DATE: 02/06/2025

AREA:
SQUARE FEET: 2,132
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.2
LOT SIZE (SQFT): 8,624

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete
- CeramicTile

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Asphalt
- OnSite
- ParkingLot

LOT DESCRIPTION:

- CornerLot
- Level

ROOF TYPE:

- Shingle

SIDING:

- Brick

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- ElectricityConnected
- NaturalGasAvailable
- SewerAvailable
- SeparateMeters
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

SECURITY FEATURES:

- SmokeDetectors
- SecurityLights

COMMUNITY:

- Curbs
 - Sidewalks
-

LISTED BY: Chris Johnson 

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BROKERED BY: FanninLand Realty