

CENTURY 21

Judge Fite Company



210 N BROADWAY STREET

JOSHUA, TX 76058



\$875,000



6,818 sqft

DESCRIPTION

CORNER LOCATION! This multi purpose neighborhood center is conveniently located immediately off HWY 174 at the southeast corner of Broadway (Highway 174) and 4th St. This property combines opportunity in the booming self storage market and in a leased retail strip center. Both properties generate consistent revenue, with a 34 unit self-storage facility achieving high occupancy rates and established dry cleaners and retail store are under secure leases. Strategically located to serve the local community and ensuring ongoing demand for services. A few of the amenities: high daily traffic counts and located on hard corner; steady cash flow; situated in a rapidly growing area; covered drive through; completely upgraded retail interiors including brick wall accents, newer flooring, and corrugated metal ceilings all in pristine condition. TPO roof installed in 2018. Utilities are individually metered. Tenant owned security systems. Constructed of block walls with wood joists. Whether you are an experienced investor or looking to enter the real estate arena, this opportunity is not to be overlooked!

PROPERTY TYPE: Commercial - Retail
MLS STATUS: Active
MLS: 20854675
YEAR BUILT: 1991
COUNTY: Johnson
TRACT OR SUBDIVIION: H G Cason
LIST DATE: 03/05/2025

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800.451.8055

AREA:
SQUARE FEET: 6,818
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.54
LOT SIZE (SQFT): 23,609

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete
- Vinyl

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Open
- ParkingLot

LOT DESCRIPTION:

- CornerLot

ROOF TYPE:

- Other

SIDING:

- Brick
- Concrete

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- ElectricityConnected
- SewerAvailable
- WaterAvailable

LISTED BY: Cheri White 

ADDITIONAL PROPERTY DETAILS

PHONE: 214.546.6414

BROKERED BY: Coldwell Banker Apex, REALTORS
Cleburne