

# CENTURY 21<sup>®</sup>

Judge Fite Company



2400 WOODLAWN BOULEVARD  
DENISON, TX 75020



\$449,900



3,484 sqft

## DESCRIPTION

Endless opportunities available with this location and building. Renovated and updated in 2019-2020 and is currently being operated as Louisiana Fried Chicken. Up to code and ready for you to bring your business adventures to life. Has a functional operating drive through, Dining area, walk in cooler, and Large cooking and Prep area. Building only for sale. Buyers and Buyer's Agent to perform due diligence and verify measurements. Survey is available.

**CENTURY 21**

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**800.451.8055**

**PROPERTY TYPE:** Commercial - Business  
**MLS STATUS:** Active  
**MLS:** 20881698  
**YEAR BUILT:** 1992  
**COUNTY:** Grayson  
**TRACT OR SUBDIVIION:** Woodlawn Coffin Addn  
**LIST DATE:** 03/26/2025

**AREA:**  
**SQUARE FEET:** 3,484  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.66  
**LOT SIZE (SQFT):** 28,618

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete
- CeramicTile

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- ParkingLot

### LOT DESCRIPTION:

- CornerLot

### ROOF TYPE:

- Metal

### SIDING:

- Stucco

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- NaturalGas

### UTILITIES:

- ElectricityConnected
- NaturalGasAvailable
- OverheadUtilities
- SewerAvailable
- SeparateMeters
- UndergroundUtilities
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Shanda Weaver 

**PHONE:** 903.815.1172

**BROKERED BY:** RangePoint Realty, LLC

century21judgefite.com

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