

CENTURY 21[®]

Judge Fite Company



117 E HOUSTON STREET

SHERMAN, TX 75090



\$945,000



5,000 sqft

DESCRIPTION

Now is the time to buy in up-and-coming Sherman, Texas! Offering investors or business owners an incredible opportunity for an unlimited number of business uses, this C-2 Commercial zoned property allows a wide range of retail and wholesale uses in addition to all permitted C-1 uses. The one-level 5,000 sf building space has an ideal large open configuration; interior walls could be easily erected to fit specific purposes. Currently, there is a non-structural framed sheetrock wall separating approx. 40% of the square footage in the back. Perimeter walls are original brick with plaster overlay and a few areas where brick has been intentionally exposed for aesthetic purposes. Two functional bathrooms in front and two plumbed bathrooms without fixtures in back. Building and property have been well maintained. A ramp and loading dock with an 8' rollup door provides easy delivery access. Adding exceptional value, the second parcel in this sale is the adjacent 5000+ sf parking lot. All information presented deemed to be reliable, but buyer and their agent must verify accuracy of any and all information.

PROPERTY TYPE: Commercial - Business
MLS STATUS: Active
MLS: 20954096
YEAR BUILT: 1895
COUNTY: Grayson
TRACT OR SUBDIVIION: Otp Sherman
LIST DATE: 06/05/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET: 5,000
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.32
LOT SIZE (SQFT): 14,050

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AlleyAccess
- Asphalt
- ParkingLot
- Private

LOT DESCRIPTION:

- CornerLot

ROOF TYPE:

- Flat

SIDING:

- Brick
- Plaster

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- CableAvailable
- ElectricityConnected
- SewerAvailable
- WaterAvailable

LISTED BY: Lauren Hagan 

ADDITIONAL PROPERTY DETAILS

BROKERED BY: RE/MAX Signature Properties

SECURITY FEATURES:

- SecuritySystem

century21judgefite.com

each office is independently owned and operated