

# CENTURY 21<sup>®</sup>

Judge Fite Company



**307 W COFFIN STREET**  
DENISON, TX 75020



\$550,000



12,700 sqft

## DESCRIPTION

This 12,700 square foot building is on 2.38 acres of land. The property has approximately 10 offices and 3 to 4 large open spaces for open office operation, inventory storage, distribution operation, area to add offices. The building was purchased to manufacture baby food production. However, during Covid caused significant interruption in the supply chain which prevented the timely delivery of highly precise equipment and specialized food product needed for the baby food formula and its production. During the interim the Owner started the demolition and partial restoration of the property which is estimated to be 50% unfinished. The most important part of this property is that there is 45 to 50 parking spaces on the side of the building. There is more land space at the rear of the property for parking and-or storage or expanding the current building or adding a new building. This unique building is perfect for a business that needs space to grow. Contact your favorite REALTOR® to schedule appointment.

**PROPERTY TYPE:** Commercial - Office  
**MLS STATUS:** Active  
**MLS:** 20955615  
**YEAR BUILT:** 1970  
**COUNTY:** Grayson  
**TRACT OR SUBDIVIION:** Fairmount Add  
**LIST DATE:** 06/06/2025

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 12,700  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 2.39  
**LOT SIZE (SQFT):** 104,021

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Asphalt

### LOT DESCRIPTION:

- Acreage
- Landscaped

### ROOF TYPE:

- Metal

### SIDING:

- Brick
- Block
- MetalSiding

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- Electric

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** FRANK VENTURA 

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**BROKERED BY:** Easy Life Realty

century21judgefite.com

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