



825 N STATE HIGHWAY 121  
BONHAM, TX 75418



\$625,000



6,600 sqft

## DESCRIPTION

This was a Family owned business for many years until retirement. Property has Great Access and visibility on Highway 121 and access on W 7th Street. Property features include work shops with overhead doors connected with a pass through door. One office is near the highway with 4 separate offices and 2 half baths. The other office on west side also includes a half bath. West office has a connected living quarters complete with Living area, Dining area, Kitchen, Laundry room, down stairs walk in shower and commode. The living quarters also includes a loft bedroom with full bath and walk in closet. Outside is a Large Fences yard with 2 culverts onto Highway 121 and the property extends south to West 7th and West to Willow Wild Cemetery Property. Many Options for business use and Property will be cleaned out before closing.

**PROPERTY TYPE:** Commercial - Office

**MLS STATUS:** Active

**MLS:** 20992675

**YEAR BUILT:** 1991

**COUNTY:** Fannin

**TRACT OR SUBDIVIION:** J P Simpson Surv Abst # 1018

**LIST DATE:** 07/09/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 6,600

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 2.75

**LOT SIZE (SQFT):** 119,920

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Carpet
- Linoleum

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Asphalt
- CircularDriveway
- Concrete
- Garage
- GarageDoorOpener
- Open
- Outside
- Oversized

### LOT DESCRIPTION:

- Acreage

### ROOF TYPE:

- Metal

### SIDING:

- Frame
- MetalSiding

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- Electric

### UTILITIES:

- ElectricityConnected
- SepticAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### COMMUNITY:

- Curbs
- 

**LISTED BY:** JAMES SIMPSON 

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**BROKERED BY:** Weichert Realtors-Solid Ground