



**734 CAVAN**  
DUNCANVILLE, TX 75116



\$1,500,000



9,408 sqft

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## DESCRIPTION

Location!! Location!! Unlock the potential of this property in corner lot opportunity, offering a prime location with parking in Duncanville. Lot of improvements: new roof, kitchen remodeled, fixed AC , new electric panels, etc. Ideal for a boutique storefront, stylish café, creative office space, or a dynamic mixed-use development, this property provides endless possibilities. Whether you're planning a retail destination, a trendy workspace, or a culinary hotspot, the flexible space allows you to bring your vision to life. The spacious building, recently renovated and currently used as a church, offers a solid foundation for your project. Don't miss out on this unbeatable location.

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**PROPERTY TYPE:** Commercial - Business  
**MLS STATUS:** Active  
**MLS:** 21041993  
**YEAR BUILT:** 1987  
**COUNTY:** Dallas  
**TRACT OR SUBDIVIION:** Woodhaven Add  
**LIST DATE:** 08/26/2025

**AREA:**  
**SQUARE FEET:** 9,408  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 1.24  
**LOT SIZE (SQFT):** 53,971

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Combination

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Asphalt
- Driveway
- ParkingLot

### ROOF TYPE:

- Composition

### SIDING:

- Other
- Stucco

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- Electric

### UTILITIES:

- ElectricityConnected
- NaturalGasAvailable
- SewerAvailable
- SeparateMeters
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Eliseo Cuellar 

**PHONE:** 972.836.9295

**BROKERED BY:** JPAR - Central Metro

century21judgefite.com

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