

# CENTURY 21<sup>®</sup>

Judge Fite Company



15996 HWY 80  
EDGEWOOD, TX 75117



\$675,000



3,600 sqft

## DESCRIPTION

Positioned on Hwy 80 in the heart of Edgewood, directly across from Edgewood ISD. This property offers a prime opportunity for commercial services with outstanding visibility and accessibility. 3600 SF building ideal for investor or business owners seeking a highly trafficked location within a great East Texas town. Property provides immediate rental income as 2 of 3 units are currently leased. Possibility to convert to four 900 sq ft units. Ideal for a variety of uses and great potential for long-term value and business success.

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**PROPERTY TYPE:** Commercial - Business

**MLS STATUS:** Active

**MLS:** 21079535

**YEAR BUILT:** 2023

**COUNTY:** Van Zandt

**TRACT OR SUBDIVISION:** none

**LIST DATE:** 10/07/2025

**AREA:**

**SQUARE FEET:** 3,600

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 0.43

**LOT SIZE (SQFT):** 18,730

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- DriveThrough
- Gravel
- OnSite
- Outside
- ParkingLot

### LOT DESCRIPTION:

- Level

### ROOF TYPE:

- Metal

### SIDING:

- MetalSiding
- Rock
- Stone

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- ElectricityConnected
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Sarah Barnett 

**PHONE:** 903.677.3819

**BROKERED BY:** RE/MAX Benchmark

century21judgefite.com

each office is independently owned and operated