

CENTURY 21[®]

Judge Fite Company



707 N WALDRIP STREET

GRAND SALINE, TX 75140



\$999,900



18,574 sqft

DESCRIPTION

Located on a corner lot in the heart of Grand Saline, this property has served as the only full service hospital in Van Zandt county for many years. This is an incredible opportunity to restore that operation or transform it to your business needs. The building consists of 8 inpatient rooms, 20 bed capacity, emergency room, operating room, lab, x-ray, pharmacy, kitchen, offices, etc. The facility is set up to operate as a hospital without much work needed. There is medical equipment available as well that is negotiable. The sale includes another building on site with roughly 3,300 square feet. With some interior finish-out, this building would make a great clinic or office space. There are also 3 separate buildings on site that once served as clinics that are available for lease. Square footage of these 3 buildings range from 2,580-3,360 sqft. They are split on the inside so there is potential for 6 different services. One building is ready to lease now, the other 2 will need a little work. Build out allowance is negotiable. All buildings are located on same property. Ample parking available for all facilities. Negotiable to lease one unit, multiple units, or everything together as well. Owners will entertain an offer to purchase the entire property situated on approximately 5.6 acres. This would include hospital, 3- duplex style office buildings, 1- 3,000 sq ft office, and metal storage building.

PROPERTY TYPE: Commercial - Business
MLS STATUS: Active
MLS: 21095769
YEAR BUILT: 1971
COUNTY: Van Zandt
TRACT OR SUBDIVIION: R13466
LIST DATE: 10/25/2025

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800.451.8055

AREA:
SQUARE FEET: 18,574
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 5.66
LOT SIZE (SQFT): 246,549

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet
- Concrete
- Tile

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- OnSite

LOT DESCRIPTION:

- CornerLot
- Level
- FewTrees

ROOF TYPE:

- Flat

SIDING:

- Brick

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- NaturalGas

UTILITIES:

- ElectricityConnected
- NaturalGasAvailable
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- Curbs
 - Sidewalks
-

LISTED BY: Jonathan Whitehurst 

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BROKERED BY: Dwell Realty