



217 COLLEGE STREET

SULPHUR SPRINGS, TX 75482



\$599,000



4,622 sqft

DESCRIPTION

*** PRICE IMPROVEMENT *** 217 College St., Sulphur Springs Texas is a mid-century modern commercial building built in 1960 located just two blocks from historic downtown Sulphur Springs. This versatile property features a fully furnished large dining area, a separate party room with a private prep kitchen and a spacious commercial kitchen with a walk-in cooler. Additional amenities include a private office with separate entry, handicap accessible ramps and a large wrap around parking area with an outdoor storage unit. Excellent visibility and proximity to downtown shopping and dining make this property ideal for a restaurant, event venue, or other commercial uses. The adjoining property at 225 College St. includes a 1920 home offering approximately 2212 ft.² of additional space. This structure provides flexible options for the new owner – use as office spaces, storage, or redevelopment potential such as expanding parking or future building projects. Together this property offers flexible options in a highly visible location near downtown shopping, perfect for an entrepreneur, investor or developer looking to grow in one of East Texas most vibrant communities.

PROPERTY TYPE: Commercial - Retail

MLS STATUS: Active

MLS: 21097462

YEAR BUILT: 1960

COUNTY: Hopkins

TRACT OR SUBDIVIION: Original town

LIST DATE: 11/05/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 4,622

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 0.8

LOT SIZE (SQFT): 34,848

INTERIOR FEATURES

FLOOR COVERINGS:

- CeramicTile
- Laminate
- Tile

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Asphalt
- CircularDriveway
- Concrete
- Paved
- ParkingLot
- Private
- Storage

LOT DESCRIPTION:

- InteriorLot
- Landscaped
- FewTrees
- Level

ROOF TYPE:

- Flat
- Synthetic

SIDING:

- Brick
- Frame

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric
- Other

UTILITIES:

- CableAvailable
- ElectricityConnected
- NaturalGasAvailable
- OverheadUtilities
- SewerAvailable
- SeparateMeters
- WaterAvailable


ADDITIONAL PROPERTY DETAILS

SECURITY FEATURES:

- SecuritySystem
- SmokeDetectors

COMMUNITY:

- Curbs
-

LISTED BY: Rae Huffman 

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BROKERED BY: Tarpley, REALTORS