

# CENTURY 21<sup>®</sup>

Judge Fite Company

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## 215 N 4TH STREET

WILLS POINT, TX 75169

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\$265,000



2,875 sqft

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## DESCRIPTION

Prime Downtown Commercial Space – Unlock Your Business Potential! Elevate your venture in this exceptional downtown commercial building in the heart of Wills Point! Versatile and ready for your vision, this space is designed for creativity and functionality, boasting four spacious offices alongside ample areas for retail, multi-use business, or whatever your imagination conjures. Updated down to the studs, it features a stylish designer bathroom that adds a touch of elegance, creating a professional and welcoming atmosphere for you, your team, and your clients. Plus, the convenient rear garage door makes deliveries and operations a breeze! Recently enhanced with updated electrical and plumbing systems, a brand-new metal roof installed in 2025, and cosmetic updates including beautiful designer touches, this dynamic property is primed for efficiency and style. It's ripe for transformation – bring your ideas and make your mark in this thriving location! Don't miss out on this opportunity to grow your business. Contact us today to schedule a tour and start your next chapter!

**PROPERTY TYPE:** Commercial - Retail

**MLS STATUS:** Active

**MLS:** 21110850

**YEAR BUILT:** 1920

**COUNTY:** Van Zandt

**TRACT OR SUBDIVIION:** Original

**LIST DATE:** 11/12/2025

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,875

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 0.07

**LOT SIZE (SQFT):** 2,874

## INTERIOR FEATURES

**FLOOR COVERINGS:**

- Concrete

## EXTERIOR FEATURES

**PARKING:**

- Common
- GarageFacesRear
- OnStreet

**ROOF TYPE:**

- Metal

**SIDING:**

- Brick

**FOUNDATION:**

- Slab

## UTILITIES

**HEATING/COOLING:**

- Central
- Electric

**UTILITIES:**

- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Tiffany Koffel 

**PHONE:** 903.802.9068

**BROKERED BY:** Tiffany Koffel Real Estate, LL

century21judgefite.com

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