

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 100 E OAK STREET

YANTIS, TX 75497



\$200,000



1,132 sqft

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## DESCRIPTION

Prime commercial opportunity in the heart of Yantis! This freshly updated 750 sq ft building sits just off a high-traffic intersection averaging 50 cars every 10 minutes—perfect for maximum visibility. Recent improvements include new metal exterior over treated studs, insulation, 200-amp panel, wiring, storefront door, mini-split, and a new asphalt parking lot with 6 spaces and dual entrances. Inside features durable industrial flooring, fresh paint, ½” plywood walls, tables and seating, and a fully updated bathroom. A complete kitchen setup includes vent hood, propane stove with grill, char broiler, warmers, prep fridge, stainless counters, sinks, and more. Additional perks: fenced backyard, side awning with lighting, security camera, new sewer line, small storage room, commercial trash bin, and roadside signage with 20’ pole. Turnkey and ready for your next business venture!

**PROPERTY TYPE:** Commercial - Business  
**MLS STATUS:** Active  
**MLS:** 21121684  
**YEAR BUILT:**  
**COUNTY:** Wood  
**TRACT OR SUBDIVIION:** Yantis Townsites  
**LIST DATE:** 11/30/2025

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 1,132  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.11  
**LOT SIZE (SQFT):** 4,791

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete
- Other

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Asphalt

### ROOF TYPE:

- Metal

### SIDING:

- AluminumSiding

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Other

### UTILITIES:

- SewerAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Kristine Samples 

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**BROKERED BY:** Lone Star Realty

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