

CENTURY 21[®]

Judge Fite Company



431 W MAIN STREET

DENISON, TX 75020



\$799,000



6,000 sqft

DESCRIPTION

First time on the market in over 30 years, this prominent brick building lies in the heart of downtown Denison at the northeast corner of W. Main Street and N. Fannin Avenue. At 100% occupancy, it is currently home to Guymon Brothers Trading Co., Stones of the Heart, A Timeless Journey vintage boutique, and Joy's Hairstyling & Paradise Nail Salon. The building features eight leasable units, each offering its own distinct character and charm. All tenants are on month-to-month leases and have expressed a desire to remain. Ownership has been diligent in maintaining the property, with recent improvements including all-new ductwork, a new 5-ton American Standard furnace and AC condenser installed this spring, and a newer TPO roof. Positioned on one of Main Street's most heavily trafficked blocks, the building sits directly across from the iconic Rialto Theater and next door to the upcoming Denison location of 903 Brewers, known for its craft beer and signature burger offerings. Denison is riding strong momentum, recently earning the nationally recognized 2025 Great American Main Street Award. Downtown continues to draw visitors from across the region with its wineries, antique stores, eclectic dining, and boutique shopping. Main Street property values have increased by 200% over a 15-year period, underscoring the significance of this location. Established in 1872 in anticipation of the Missouri-Kansas-Texas (Katy) Railroad, Denison has long served as a regional hub. Its Denison Main Street Program has since attracted more than \$80 million in investment. The City of Denison is currently enhancing the streetscape with brick paver roadways to restore historic character. Buyers are encouraged to inquire with the City of Denison regarding available DDA or DDF grants to help bring your business vision to life. Opportunities to own a fully occupied, corner-lot Main Street building in downtown Denison are exceedingly rare—this offering places you at the center of it all.

PROPERTY TYPE: Commercial - Retail
MLS STATUS: Active
MLS: 21135204
YEAR BUILT: 1959
COUNTY: Grayson
TRACT OR SUBDIVIION: Otp Denison
LIST DATE: 12/19/2025

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800.451.8055

AREA:
SQUARE FEET: 6,000
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.14
LOT SIZE (SQFT): 5,998

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet
- CeramicTile
- LuxuryVinylPlank

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AlleyAccess
- Concrete
- OnSite
- OnStreet

LOT DESCRIPTION:

- CornerLot
- HistoricDistrict

ROOF TYPE:

- Flat
- Synthetic

SIDING:

- Brick
- WoodSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- NaturalGas

UTILITIES:

- NaturalGasAvailable
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- Curbs
 - Sidewalks
-

LISTED BY: Megan Christensen 

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BROKERED BY: Texas Life Real Estate