

# CENTURY 21

Judge Fite Company



6200 DENTON HIGHWAY

WATAUGA, TX 76148



\$729,000



2,480 sqft

## DESCRIPTION

Prime commercial opportunity in an exceptional location directly off Highway 377 with prominent frontage and easy access for steady traffic flow. Situated on a desirable corner lot, the property offers charming curb appeal with attractive landscaping and a spacious parking lot to accommodate clients and customers. Previously operating as a chiropractor's office, this versatile building offers endless possibilities for a variety of business uses including retail, office, medical, or service-based operations. Step inside to an impressive interior featuring plank hardwood floors and a large open-concept space that could easily be transformed into a retail showroom, collaborative workspace, or customized office layout with cubicles. The property includes a dedicated checkout or reception area, a well-appointed client restroom with granite countertops and tiled walls, and multiple additional office spaces. Several generously sized rooms provide ideal options for private offices, treatment rooms, or meeting spaces. A gated entrance leads to the private rear parking area and fenced storage section, along with a 23x15 garage ideal for equipment, inventory, or supply storage, offering both convenience and security for your business operations. The property also features prominent front signage ready for your company's branding. Located just minutes from surrounding residential neighborhoods, this location offers excellent accessibility and visibility within the community.

**PROPERTY TYPE:** Commercial - Business  
**MLS STATUS:** Active  
**MLS:** 21204479  
**YEAR BUILT:** 1962  
**COUNTY:** Tarrant  
**TRACT OR SUBDIVIION:** Watauga Add  
**LIST DATE:** 03/12/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 2,480  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.19  
**LOT SIZE (SQFT):** 8,232

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- LuxuryVinylPlank
- Stone
- Tile
- Wood

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Common
- Concrete
- Covered
- DoorMulti
- DirectAccess
- Garage
- Gated
- Other
- Outside
- ParkingLot
- ParkingPad

### LOT DESCRIPTION:

- CornerLot
- Landscaped

### ROOF TYPE:

- Composition
- Shingle

### SIDING:

- Rock
- Stone
- Stucco

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- Electric

### UTILITIES:

- CableAvailable
  - ElectricityAvailable
  - ElectricityConnected
  - PhoneAvailable
  - SewerAvailable
  - WaterAvailable
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## ADDITIONAL PROPERTY DETAILS

### SECURITY FEATURES:

- SmokeDetectors
  - SecurityLights
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**LISTED BY:** Michael Hershenberg 

**PHONE:** 817.657.2470

**BROKERED BY:** Real Broker, LLC