

# CENTURY 21<sup>®</sup>

Judge Fite Company



1132 MAIN STREET  
COMMERCE, TX 75428



\$595,000



3,119 sqft

## DESCRIPTION

Incredible Investment Opportunity in the Heart of Downtown! Positioned on the vibrant square of a thriving university town, this beautifully updated 3,119 sq ft commercial building offers an exceptional opportunity for investors or owner-operators. With three leases already in place, this property provides immediate income potential. Currently operating as a sound studio, rehearsal hall, and music retail space, the building is thoughtfully designed and equipped for creative or commercial use, while remaining flexible for a variety of business types. Extensive upgrades and improvements include: 2020 commercial 3-inch ISO roof Recently updated kitchen, electrical, plumbing, and HVAC systems New metal commercial ductwork Updated awning and exterior features Custom painted metal ceiling tiles Commercial-grade carpet, lighting, and ceiling fans Fully built-out Studio A & B infrastructure Front office and retail space Upper front window restored to match original architectural design Double metal rear doors replaced Rear shop upgraded with metal R-panel shed roof Fresh interior paint throughout Handicap-accessible front entrance and restroom. Additional highlights: No lead-based paint or asbestos, offering peace of mind for owners and tenants alike. This property combines historic charm with modern functionality in a prime downtown location. A must-see opportunity with endless potential! Can be sold with full studio infrastructure and building see supplements (Excludes equipment and instruments)

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**PROPERTY TYPE:** Commercial - Retail  
**MLS STATUS:** Active  
**MLS:** 21206920  
**YEAR BUILT:** 1920  
**COUNTY:** Hunt  
**TRACT OR SUBDIVIION:** Orig Town Of Commerce  
**LIST DATE:** 04/02/2026

**AREA:**  
**SQUARE FEET:** 3,119  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.07  
**LOT SIZE (SQFT):** 3,136

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Hardwood

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Outside
- OnStreet

### LOT DESCRIPTION:

- InteriorLot
- Level

### ROOF TYPE:

- Composition

### SIDING:

- Brick
- FiberCement

### FOUNDATION:

- PillarPostPier

## UTILITIES

### HEATING/COOLING:

- Central
- NaturalGas

### UTILITIES:

- NaturalGasAvailable
- SewerAvailable
- SeparateMeters
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### SECURITY FEATURES:

- CarbonMonoxideDetectors
- SmokeDetectors

### COMMUNITY:

- Curbs
  - Sidewalks
- 

**LISTED BY:** Dee Evans 

**PHONE:** 97256700469725670046

**BROKERED BY:** Coldwell Banker Apex, REALTORS