

CENTURY 21

Judge Fite Company



213 MCKINNEY AVENUE

PRINCETON, TX 75407



\$550,000



1,833 sqft

DESCRIPTION

Situated on almost a half an acre with approximately 1800 SF of space, this property has been fully permitted and transitioned from residential to commercial use, offering a seamless opportunity for immediate occupancy or investment. Completely rebuilt from the ground up, the interior features all-new foundation, framing, walls, bathrooms, electrical, and plumbing, delivering an almost new asset with no deferred maintenance. With every interior component newly constructed, the property is ready for occupancy, minimizing downtime and upfront capital expenditures. The recent renovation was performed for a spa-salon-massage therapy business, and includes a kitchen, two restrooms, tankless gas water heater, washer and dryer connections, two shampoo bowl connections, a partially completed shower, ample storage areas, waiting area, three points of entry, and parking area. Strategically positioned in the downtown district at the southwest corner of McKinney Avenue and N 3rd Street, the site benefits from strong visibility, accessibility, and corner presence, key drivers for long-term value. Ideal for a salon spa, retail boutique, café, office, short-term residential such as an AirBnB, or future redevelopment, this property offers both immediate functionality and long-term upside in a high-exposure location. Please review the Commercial Property Condition Statement and Offering Memorandum for additional details. Prospective buyers and their representatives are responsible for conducting their own due diligence, which includes consulting with authorities, confirming access to utilities, and zoning confirmation. This information is not to be considered a substitute for professional guidance and independent verification.

PROPERTY TYPE: Commercial - Office

MLS STATUS: Active

MLS: 21237080

YEAR BUILT: 1952

COUNTY: Collin

TRACT OR SUBDIVIION: Princeton Original Donation

LIST DATE: 04/12/2026

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800.451.8055

AREA:

SQUARE FEET: 1,833

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 0.22

LOT SIZE (SQFT): 9,757

INTERIOR FEATURES

FLOOR COVERINGS:

- LuxuryVinylPlank

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Aggregate
- Gravel
- OnSite
- Outside

ROOF TYPE:

- Composition
- Shingle

SIDING:

- Frame
- WoodSiding

FOUNDATION:

- PillarPostPier

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- CableAvailable
- ElectricityAvailable
- ElectricityConnected
- NaturalGasAvailable
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

SECURITY FEATURES:

- Prewired
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