

CENTURY 21[®]

Judge Fite Company



218 W MAIN STREET

DENISON, TX 75020



\$1,200,000



9,000 sqft

DESCRIPTION

Own a piece of Texas History! Located in the heart of downtown Denison, this unique Main Street property consists of two connected buildings totaling approximately 9,000 square feet and offers a rare opportunity for hospitality, entertainment, retail, or adaptive reuse development. The larger 6,000 SF space features an open warehouse-style layout with industrial character and flexible potential for events, brewery operations, production, or redevelopment. The adjoining 3,000 SF space is configured for hospitality use with an existing bar area, dining room and commercial kitchen creating a strong foundation for restaurant or brewpub concepts. Above the restaurant space is an unfinished loft area that provides additional upside for office, private event space, storage, or future buildout. Positioned along a highly visible 200 block of Main Street corridor surrounded by ongoing downtown activity, the property combines historic character, operational infrastructure, and redevelopment potential in one of North Texas' growing downtown markets. Approx. 9,000 SF total across two connected downtown buildings Located in a prime Main Street corridor with strong visibility and walkability Approx. 6,000 SF open warehouse style space with flexible layout and industrial character Approx. 3,000 SF hospitality focused space with existing bar and dining room configuration Existing commercial kitchen infrastructure in place Two restrooms Unfinished loft space above restaurant area with future expansion or redevelopment potential

PROPERTY TYPE: Commercial - Business
MLS STATUS: Active
MLS: 21261211
YEAR BUILT: 1900
COUNTY: Grayson
TRACT OR SUBDIVIION: Otp Denison
LIST DATE: 05/06/2026

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800.451.8055

AREA:
SQUARE FEET: 9,000
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.14
LOT SIZE (SQFT): 6,011

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete
- Hardwood

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Unassigned

ROOF TYPE:

- Metal

SIDING:

- Brick
- Concrete
- Rock
- Stone

FOUNDATION:

- Combination
- Other
- Stone

UTILITIES

HEATING/COOLING:

- Central

LISTED BY: Evan Ramsey 

UTILITIES:

- SewerAvailable
- WaterAvailable

BROKERED BY: Bertholf Commercial Real Estate

ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated