





## ABOUTTHE PROPERTY

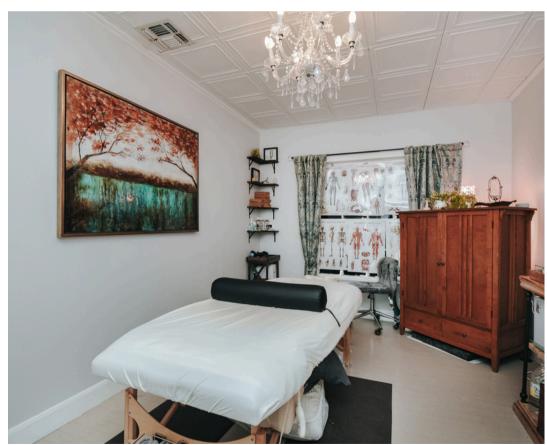
Situated on a generous 0.30-acre corner lot near desirable downtown Victoria, 1404 N Wheeler offers endless potential for businesses or buyers looking to create a stunning home. Positioned between North Navarro and North Main Street, this property features ample parking, a welcoming lobby, 8 versatile office/special use rooms, and 2 full bathrooms, providing all the essentials for a thriving business. With its prime location and spacious layout, this property could also be beautifully converted back into a gorgeous residence, blending historic charm with modern convenience. Explore the possibilities this unique property has to offer!

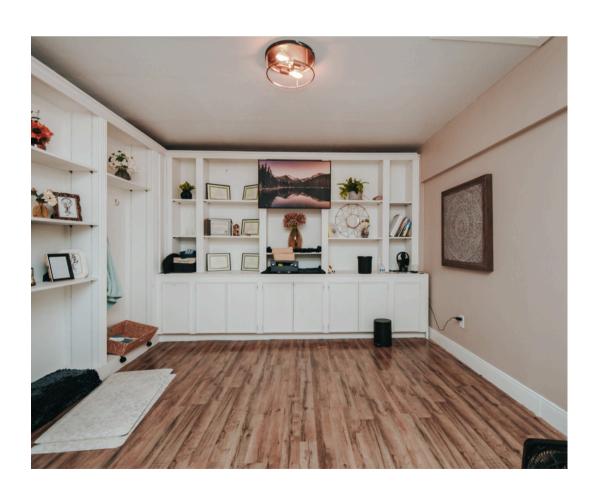
#### **DEMOGRAPHICS**

- Total Population: 92,678 (25 mi)
- Population Projection 2026: 94,047

# 8 OFFICES/SPECIAL USE







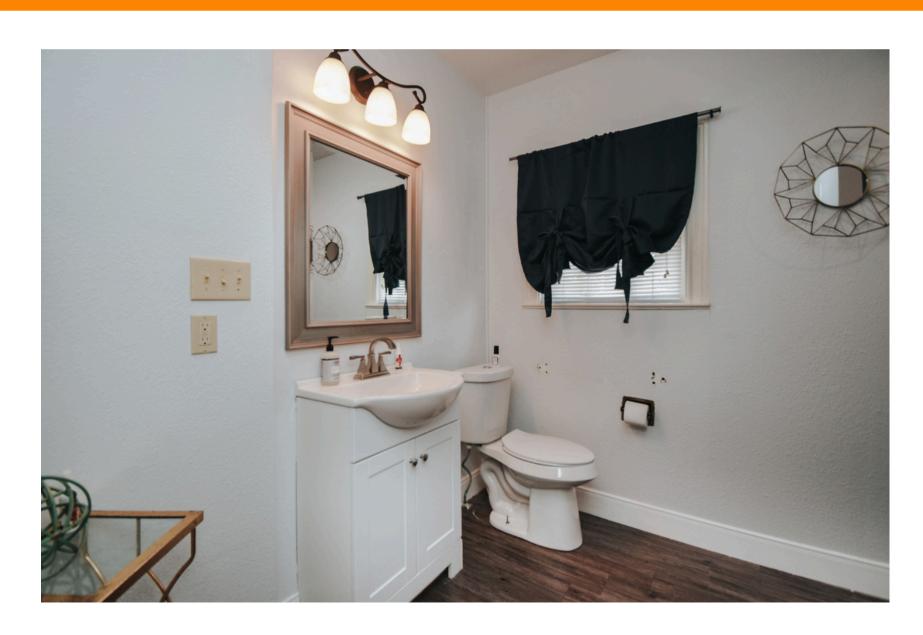
# 8 OFFICES/SPECIAL USE







### 2 BATHROOMS





#### CONTACT



**PHONE** 

(361)-582-4663

WEBSITE

www.FERGMAR.com

**EMAIL** 

sales@fergmar.com

**ADDRESS** 

4800 N Navarro St, Victoria, TX 77983