

# 5408 Wesley Street, Greenville, Texas 75402

**MLS#:** 20951323 **N** **Active**  
**Property Type:** Commercial Sale

[5408 Wesley Street Greenville, TX 75402-6322](#)  
**SubType:** Office

**LP:** \$550,000  
**OLP:** \$550,000

**Recent:** 06/04/2025 : NEW



**Low LP:** \$/Gr SqFt: \$38.22  
**Subdivision:** Mineral Heights Sub  
**County:** Hunt  
**Country:** United States  
**Parcel ID:** 51648  
**Lot:** 5A **Block:** 89  
**Legal:** S4075 MINERAL HEIGHTS SUBDIVISION BLK 89 LOT  
**Unexempt Tx:** \$10,445  
**Spcl Tax Auth:** **PID:** No

**Bldg SF:** 4,200/Assessor **Gross SqFt:** 14,392  
**Yr Built:** 1970/Assessor/Preowned **Zoning:** Verify with the City of Greenville  
**Apprsr:** **Mult Zone:** No  
**Lot SqFt:** 14,375/Assessor **# Units:** 1  
**Lot Dim:** **Acres:** 0.330  
**Adult Community:** **Will Subdiv:** **#Stories:** 1

## General Information

<b>Gross Income:</b> \$0	<b>Leasable SqFt:</b> 4,200	<b>Avg Monthly Lease:</b>
<b>Net Income:</b> \$0	<b>Leasable Space:</b>	<b>Spaces Leased:</b>
<b>Annual Expenses:</b> \$0	<b>Lease Expire Date:</b>	<b>Occupancy Rate:</b>

## Features

<b>Building Use:</b> Medical, Office, Other	<b>Ceiling Height:</b> 8 to10 Feet
<b>Inclusions:</b> Building Only, Land & Improvements	<b>Flooring:</b> Carpet, Concrete
<b>Lot Size/Acre:</b> Less Than .5 Acre (not Zero)	<b>Heating:</b> Central, Electric
<b>Topography:</b>	<b>Cooling:</b> Central Air, Electric
<b>Soil:</b>	
<b>Rd Front Desc:</b> City Street, Highway	
<b>Tenant Pays:</b> None	<b>Owner Pays:</b>
<b>Foundation:</b> Slab	<b>Tot Ann Exp Inc:</b>
<b>Construction:</b> Brick, Siding	<b>Lease Desc:</b>
<b>Roof:</b> Metal	<b>Special Notes:</b> Aerial Photo
<b>Walls:</b>	<b>Possession:</b> Closing/Funding
<b>Freight Doors:</b> No Dock	
<b>Street/Utilities:</b> City Sewer, City Water, Concrete, Electricity Connected, Individual Water Meter	
<b>Showing:</b> Combination Lock Box, Showing Service	
<b>Parking/Garage:</b> Additional Parking, Asphalt, Driveway, Parking Lot	

## Remarks

**Property Description:** Endless Potential in a Prime Location – 5408 Wesley St, Greenville, TX - Don't miss this incredible opportunity to own a 4,200 square foot commercial building located directly in the heart of Greenville on Wesley Street — the highest-traffic corridor in all of Greenville. With unbeatable visibility and easy access, this property is ideal for retail, office, medical, or professional service businesses looking to make a bold impression in a thriving area. The building features two separate suites, each with its own entrance, allowing for multiple tenants or a single expansive operation. One side has been recently updated with fresh interior paint and new flooring, offering a clean, modern look ready for immediate use. The other side remains in its original condition, giving buyers the flexibility to renovate and design to suit their unique needs. Positioned just minutes from Interstate 30 and Downtown Greenville, national retailers, restaurants, and residential neighborhoods, this location puts your business in the center of it all. Ample parking and street frontage enhance customer convenience, while the flexible layout supports a wide variety of commercial uses. Whether you're an investor seeking income-producing space, or a business owner ready to grow in one of Hunt County's most active markets, 5408 Wesley St offers space, visibility, and opportunity — all in one.

**Public Driving Directions:** From Interstate 30, go North on Wesley Street aka Hwy 34. Property will be on the left. SIY

## Financial Information

<b>Loan Type:</b> Treat As Clear	<b>Bal:</b>	<b>Payment:</b>
<b>Pmt Type:</b>	<b>Lender:</b>	<b>Orig Date:</b>
<b>Seller Concessions:</b>		

## Agent/Office Information

<b>CDOM:</b> 1	<b>DOM:</b> 1	<b>LD:</b> 06/04/2025	<b>XD:</b> 02/26/2026
<b>List Type:</b> Exclusive Right To Sell			
<b>List Off:</b>	<a href="#">3D Real Estate Team - RE/MAX Four Corners (DREF01)</a> 903-455-1727	<b>LO Fax:</b> 903-454-7654	<b>Brk Lic:</b> 0591885
<b>LO Addr:</b>	7801 Jack Finney Blvd Greenville, Texas 75402	<b>LO Email:</b> <a href="mailto:dennisha.denney@remax.net">dennisha.denney@remax.net</a>	
<b>List Agt:</b>	<b>Dennisha Denney (0463283) 903-456-4969</b>	<b>LA Cell:</b>	<b>LA Fax:</b>
<b>LA Email:</b>	<a href="mailto:dennisha.denney@remax.net">dennisha.denney@remax.net</a>	<b>LA Othr:</b> 903-456-4969	<b>LA/LA2 Texting:</b> Yes

### Showing Information

**Call:** Showing Service  
**Keybox #:** 9999  
**Show Instr:** Please Schedule Through ShowingTime.  
**Show Srvc:** ShowingTime  
**Occupancy:** Vacant  
**Showing:** Combination Lock Box, Showing Service  
**Consent for Visitors to Record:** Audio, Video

**Appt:** (817) 858-0055  
**Keybox Type:** Combo

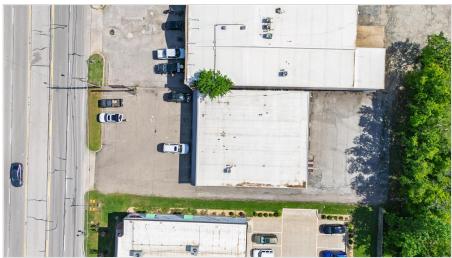
**Owner Name:** See Agent  
**Seller Type:** Standard/Individual

### Open House:

Prepared By: Dennisha Denney 3D Real Estate Team - RE/MAX Four Corners on 06/05/2025 09:32







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