

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

General Information

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

Features

Building Use: Medical, Office, Other
Inclusions: Building Only, Land & Improvements
Lot Size/Acre: Less Than .5 Acre (not Zero)
Topography:
Soil:
Rd Front Desc: City Street, Highway
Tenant Pays: None
Foundation: Slab
Construction: Brick, Siding
Roof: Metal
Walls:
Freight Doors: No Dock
Street/Utilities: City Sewer, City Water, Concrete, Electricity Connected, Individual Water Meter
Showing: Combination Lock Box, Showing Service
Parking/Garage: Additional Parking, Asphalt, Driveway, Parking Lot
Ceiling Height: 8 to 10 Feet
Flooring: Carpet, Concrete
Heating: Central, Electric
Cooling: Central Air, Electric
Owner Pays:
Tot Ann Exp Inc:
Lease Desc:
Special Notes: Aerial Photo
Possession: Closing/Funding

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

Loan Type: Treat As Clear
Pmt Type:
Seller Concessions:
Bal:
Lender:
Payment:
Orig Date:
2nd Mortg: No

Agent/Office Information

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

Showing Information

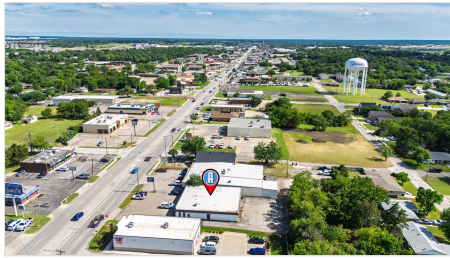
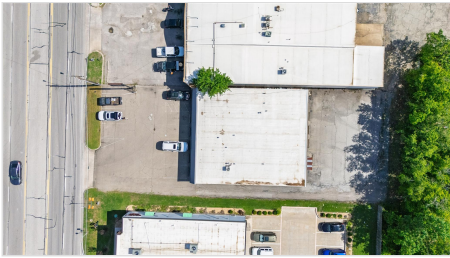
Call:	Showing Service	Appt:	(817) 858-0055	Owner Name:	See Agent
Keybox #:	9999	Keybox Type:	Combo	Seller Type:	Standard/Individual
Show Instr:	Please Schedule Through ShowingTime.				
Show Srvc:	ShowingTime				
Occupancy:	Vacant				
Showing:	Combination Lock Box, Showing Service				
Consent for Visitors to Record:	Audio, Video				

Open House:

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







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