



200 S. ARMSTRONG AVENUE DENISON, TX 75020 OFFERED BY BERTHOLF COMMERCIAL

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FOR MORE INFORMATION, CONTACT
BERTHOLF COMMERCIAL REAL ESTATE
TERRIN BERTHOLF & NOEL COBB
(903) 818-7946 NOEL@BERTHOLFCRE.COM



26,343
DENISON, TX
POPULATION (2023)



DETAILS

- Excellent income-producing property in the heart of Denison with three unique units:
- 200 S. Armstrong – Occupied by Family Dollar since 1994
- 210 S. Armstrong – Over 6,400 sq. ft. of vacant retail space
- 714 W. Chestnut – 2,400 sq. ft. of updated office/retail space
- Recently painted building with a roof inspection completed
- Commercial zoning allows for various uses, including retail, grocery, restaurant, and office
- Excellent visibility on Armstrong Ave (~7,600 vehicles per day)
- Located on the edge of historic Downtown Denison
- \$1,500,000 (\$78/sqft)

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Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

811 Fischer Street