

# 104 W Elm Street, Hillsboro, Texas 76645

**MLS#:** 20718221 **N** Active  
**Property Type:** Commercial Sale

[104 W Elm Street Hillsboro, TX 76645-2030](#)  
**SubType:** Retail

**LP:** \$245,000



**Low LP:** \$/Gr SqFt: \$75.06  
**Subdivision:** Hillsboro Ot  
**County:** Hill **Lake Name:**  
**Country:** United States  
**Parcel ID:** [113076](#) **Plan Dvlpm:**  
**Lot:** 6C **Block:** 7 **MultiPrcl:** No **MUD Dst:** No  
**Legal:** HILLSBORO OT BLK 7 LT 6C, 7B & 8B  
**Unexmpt Tx:** \$1,199  
**Spcl Tax Auth:** **PID:**No

**Bldg SF:** 3,264/Assessor **Gross SqFt:** 3,264  
**Yr Built:** 1945/Assessor/Preowned **Zoning:** Central Business District  
**Apprsr:** **Mult Zone:** No  
**Lot SqFt:** 3,311/Assessor **# Units:** 2  
**Lot Dim:** **Acres:** 0.076  
**Adult Community:** **Will Subdiv:** **#Stories:** 1

**General Information**

<b>Gross Income:</b> \$3,600	<b>Leasable SqFt:</b> 1,632	<b>Avg Monthly Lease:</b>
<b>Net Income:</b> \$3,600	<b>Leasable Space:</b>	<b>Spaces Leased:</b>
<b>Annual Expenses:</b> \$2,000	<b>Lease Expire Date:</b>	<b>Occupancy Rate:</b>

**Features**

<b>Building Use:</b> Retail	<b>Ceiling Height:</b> Other
<b>Alarm/Security:</b> Unknown	<b>Flooring:</b> Concrete, Other
<b>Inclusions:</b> Building Only	<b>Heating:</b> Central, Electric
<b>Lot Size/Acre:</b> Less Than .5 Acre (not Zero)	<b>Cooling:</b> Central Air, Electric
<b>Topography:</b>	
<b>Soil:</b>	
<b>Rd Front Desc:</b> City Street	<b>Owner Pays:</b> Other
<b>Tenant Pays:</b> Electricity, Gas	<b>Tot Ann Exp Inc:</b>
<b>Foundation:</b> Other	<b>Lease Desc:</b>
<b>Construction:</b> Block	<b>Special Notes:</b> Aerial Photo
<b>Roof:</b> Other	<b>Possession:</b> Negotiable
<b>Walls:</b> Other	
<b>Freight Doors:</b> No Dock	
<b>Street/Utilities:</b> City Sewer, City Water	
<b>Showing:</b>	
<b>Parking/Garage:</b> Open	

**Remarks**

**Property Description:** Affordable commercial space in the heart of Hillsboro's downtown Historic square just West of the Courthouse. Full of character and located next door to Branded Burger with storefront visibility on the heavily traveled thoroughfare to Lake Whitney! 2 units consisting of approx 1632sqft each having their own electric meter. Unit 1 at 102 W Elm consists of 2 offices spaces, each with a mini split AC Heat unit and is currently rented with a tenant until Aug of 2025. Unit #2 at 104 W Elm operated as a store front boutique with 1 dividing wall and will be open at end of October 2024. Both units have substantial storage area in the back of the building with extra tall ceilings and 1 stall restrooms each. Units may be sold separately for 180K each and will need an additional water meter to separate. Please see associated docs for more information.

**Public Driving Directions:** From downtown Hillsboro courthouse it's just West of the courthouse on Elm, next door to branded burger.

**Agent/Office Information**

**Lst Ofc:** JULIE SIDDON'S REALTORS, LLC **Lst Agt:** [Lacey Whitehouse](#)

Prepared By: Abigail Proulx JULIE SIDDON'S REALTORS, LLC on 09/06/2024 09:27

Information Deemed Reliable, but not Guaranteed. Copyright: 2024 NTRDIS.