

Retail Condo For Sale



Steve Eustis Co

1207 S. Bryant Suite A San Angelo, TX 76903 | 325-653-1489

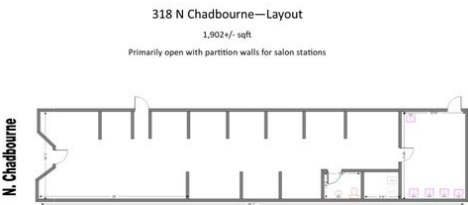
Iconic Downtown Mixed Use Available (C...

318-322 N Chadbourne , San Angelo, TX, 76903

Retail: Mixed Use Condo For Sale

Prepared on August 15, 2025

1 of 1 Listings



Listing Details | Retail Condo For Sale

Secondary Uses	Office
Condo	Yes
Total Available Space	5,383 SF
Asking Price	\$572,000
Listing Price Per SF	\$106.26
Cap Rate (Actual)	-
Total Expenses	\$6,592
Investment	Yes
Possession	Now
Signage	On Building
Show Instructions	Call broker

Tax Year	2025
Real Estate Taxes	\$6,592 in 2025
Vacant	Yes
Available Date	Now
Date Listed	8/15/2025
Last Modified	8/15/2025
Listing ID	43173060
Offices	7
Restrooms	3
Parking Spaces	-

Description

This 5,383± SF landmark property, built in the early 1900s, offers the charm of a well-known historic building paired with modern updates. Featuring a large mural on the exterior brick, painted accents, and masonry block, the property stands out in the vibrant downtown area. Renovations by a respected local contractor have brought the building up to current code while preserving its character, including a new TPO roof and all new HVAC within the last 2-3 years.

The building is divided into three suites (Can be Sold or Leased Separately)—two on the ground floor and one on the second level. The upper floor is accessed via a dedicated stairwell and is equipped with a lift chair system. The first floor features an open layout with half-wall partitions, easily reconfigured, and is currently open between the two suites for flexible use. The second floor offers six private rooms/offices, a restroom, mechanical room with washer/dryer hookup, and most spaces equipped with sinks or plumbing access.

Previously utilized entirely as salon space, the property is well-suited for retail, office, bar, or restaurant use. Interior finishes include hardwood and LVT plank flooring, decorative carpet, exposed rafters, and stamped tin tile ceilings—blending historic character with functional modern design.

Property Features

Location Details

Address	318-322 N Chadbourne , San Angelo, ...	Name	318-322 N Chadbourne St
Zoning	CBD	Cross Street	# 4th Street
County	Tom Green	Water Frontage	Not present
Parcels	R16887		

Building Details

Sub Type	Mixed Use	Parking Ratio	-
Building Status	Existing	Condominiumized	Yes
Building Size	5,383 SF	Floor Size	29,263 SF
Land Size	0.1 Acres / 4,356 SF	Number of Tenants	3
Number of Buildings	1	Air Conditioned	Yes
Number of Floors	2	Heated	Yes
Year Built/Renovated	1920, 2022	Electricity	Yes
Primary Constr. Type	Masonry	Water	Yes, City
Occupancy Type	Multi-tenant	Sanitary Sewer	Yes, City
Parking Spaces	-	Rail Service	No

Property Listings

1 Listing | 5,383 SF | \$572,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	Yes	Salon	-	5,383 SF	\$572,000	Now

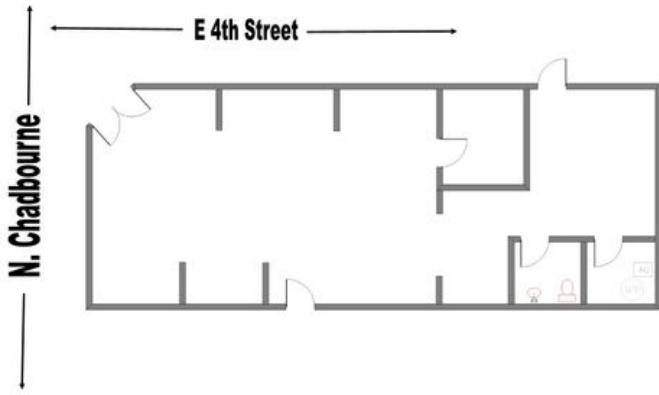
Additional Photos

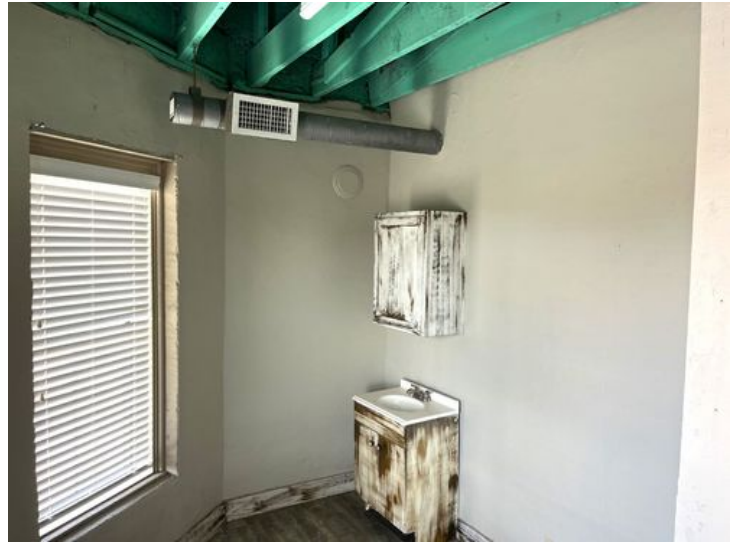


322 N Chadbourne

Ground Floor Layout

1,734+/- sqft. partitions, office, break area, re-
store room and washer/dryer hookup







Contact



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