

217 TREMONT STREET
Galveston TX 77550
(Downtown Entertainment District)

PRICE REDUCED

FOR SALE
HISTORIC 3-STORY BUILDING
5,259 SF + Outdoor Courtyard
Renovated / Unique / Private
➔ **\$2,275,000**



HIGHLIGHTS

- Prime location in the true heart of Downtown Galveston's coveted Entertainment District
- 5,259 SF climatized building + outdoor courtyard
- Private residence consisting of three large lofts, a common atrium, and a small, retail/office space.
- Built 1870; nearly completely refurbished/updated
- Unique opportunity to own the entire building:
 - + NOT subject to prior use restrictions
 - + NOT subject to condominium HOA dues
 - + Multiple income potentials

EXCLUSIVELY LISTED BY:

MAR 11, 2026

MARTY MCADAMS / McAdams Associates / 832-483-7393 / martymcadams@aol.com

BRIAN YATES / Yates Commercial Development, LLC / 713-806-5998 / brian@yatesinterests.com

217 TREMONT STREET

For the first time in almost 30 years, the coveted and well-maintained vintage **1870** building at **217 Tremont St. (23rd St.) in Galveston TX** is being offered for sale!

This three-story building's prime location is in the absolute heart of downtown Galveston's thriving Entertainment District.

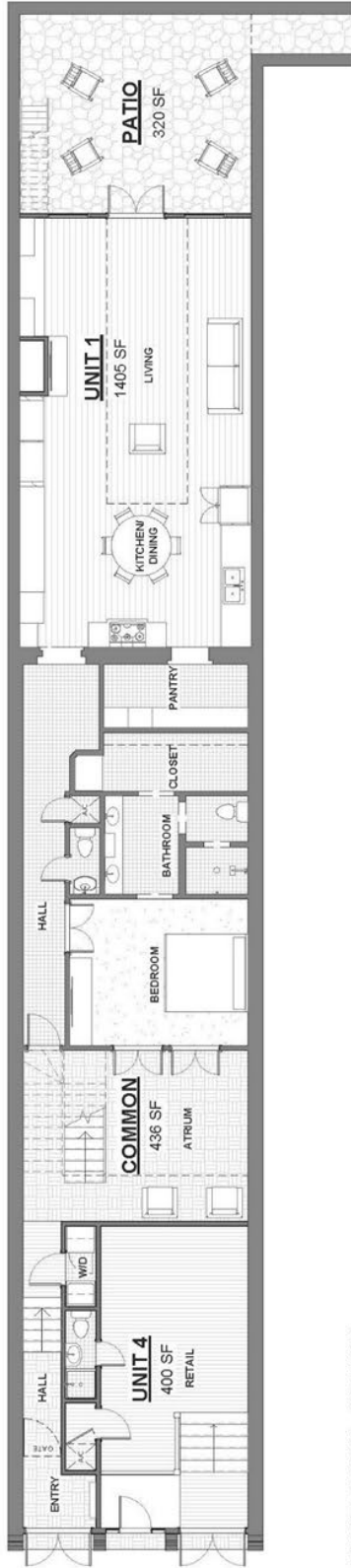
It shares a party wall with the iconic, **The Tremont House hotel**, making this offering a rare opportunity to own a part of Galveston history.

Currently being utilized as the owners' private residence. The building boasts countless amenities:

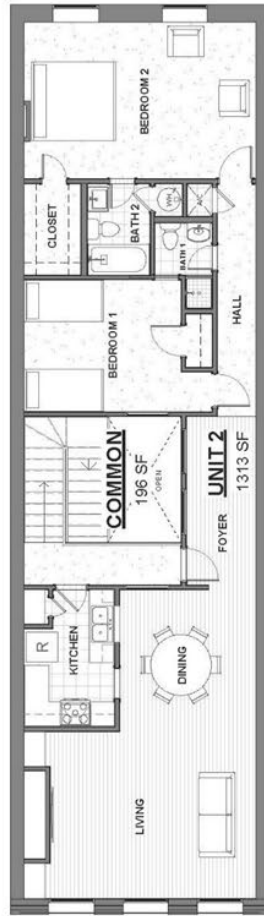
- 5,259 SF consisting of three, full floor lofts connected by a beautiful, climatized atrium, a small retail/office space, plus, a rare, 320 SF outdoor courtyard oasis.
- Literally steps away from countless restaurants, boutiques, galleries, museums, and year-round festivals.
- Direct frontage on Tremont St. with rear access to the alley.
- Beautifully restored, all unique interiors including granite counters & custom cabinetry on the first-floor, new HVAC systems throughout, new water heaters, spacious bedrooms, walk-in closets, and tall ceilings with massive windows throughout.
- A combined total of five (5) bedrooms, six and a half (6.5) baths and three (3) full kitchens with ample storage throughout the building.
- Interior exposed brick walls with 13' ceilings, 12' windows, skylights, and original wood pine floors. The entire front and rear façades have just been refurbished.
- **217 Tremont** has infinite use possibilities including: unique, large, elegant private residence; condominium conversion; short/long term rentals, boutique hotel conversion, multi-generational/multi-family ownership, or a combination of these.
- This is the unique opportunity to **own the entire building**, and **NOT be** subjected to HOA dues or restrictions.



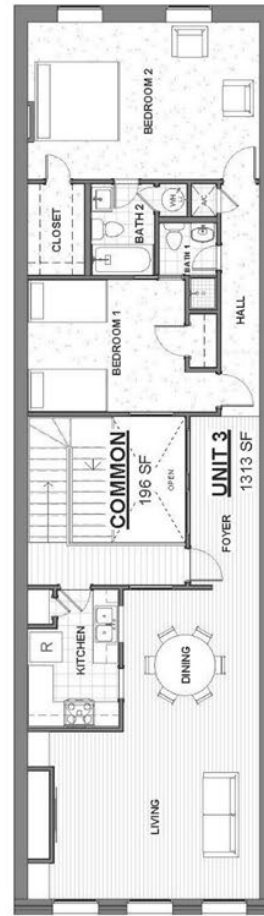
217 TREMONT STREET – FLOOR PLANS



① **FIRST FLOOR - 2241 SF**
1" = 10'-0"



② **SECOND FLOOR - 1509 SF**
1" = 10'-0"



③ **THIRD FLOOR - 1509 SF**
1" = 10'-0"

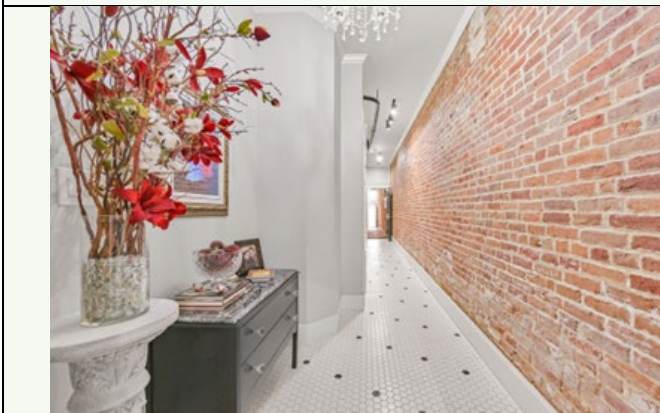
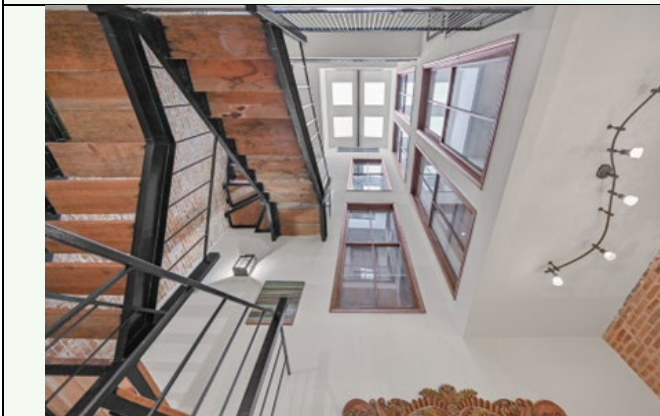
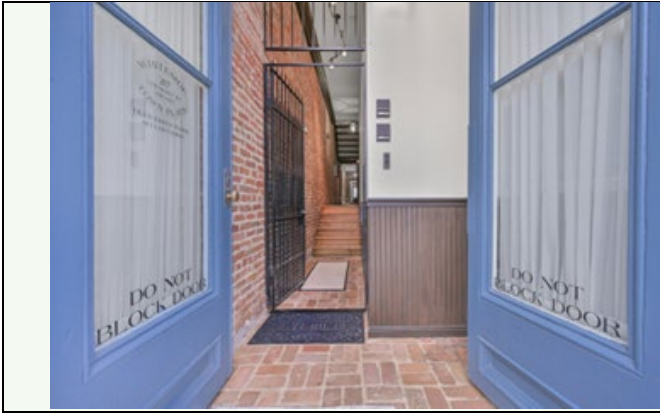
Floor Level	Area (Conditioned)
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First Floor	2241 SF
Second Floor	1509 SF
Third Floor	1509 SF

Total: 5259 SF Conditioned
+320 SF Patio

LOT SIZE
Approximately
2,570 Square Feet +/-

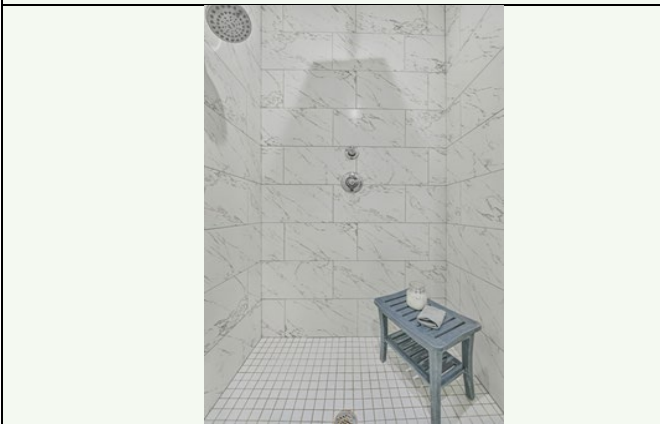
217 TREMONT STREET – 1ST FLOOR ATRIUM / HALL / ENTRANCE



217 TREMONT STREET



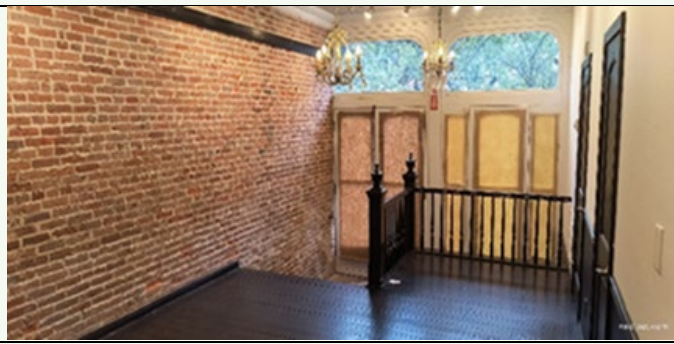
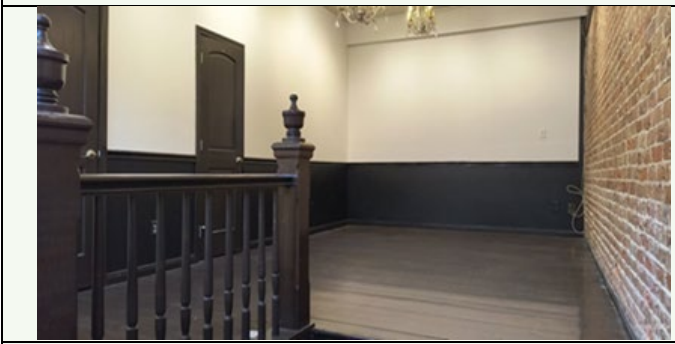
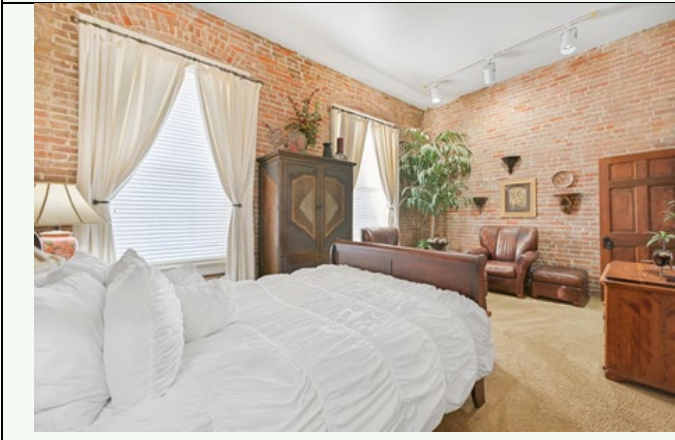
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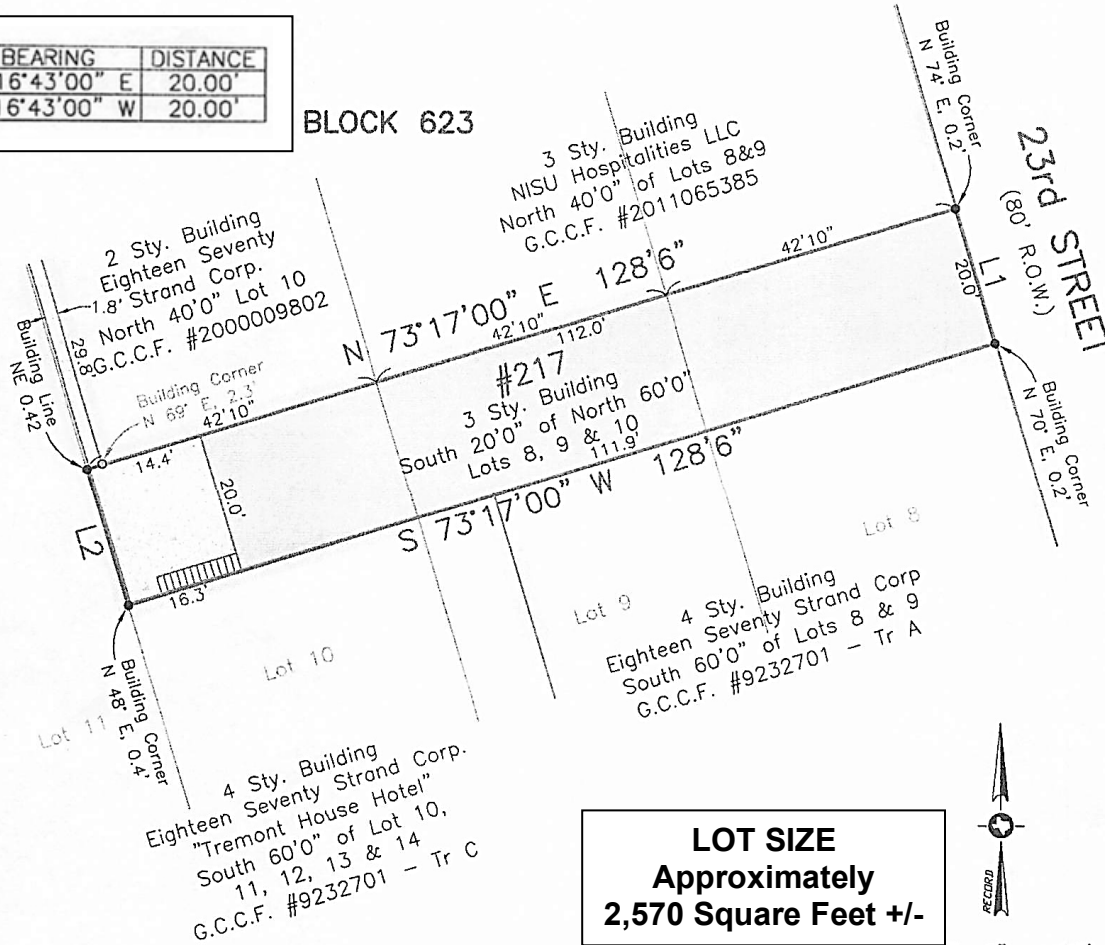


217 TREMONT STREET



217 TREMONT STREET – PROPERTY SURVEY

LINE	BEARING	DISTANCE
L1	S 16°43'00" E	20.00'
L2	N 16°43'00" W	20.00'



Survey of the South Twenty Feet (20'0") of the North Sixty Feet (60'0") of Lots Eight (8), Nine (9) and Ten (10), of Block Six Hundred Twenty-three (623) of THE CITY OF GALVESTON, a subdivision in Galveston County, Texas, according to the map or plot thereof in common use.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Stephen C. Blaskey

Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856



8017 HARBORSIDE DRIVE
P.O. BOX 16142 (mailing)
GALVESTON, TX 77552
ph (409) 740-1517
Registration Number: 10193855
www.hightidelandsurveying.com

SURVEY DATE:	OCTOBER 24, 2017
FILE No.:	3505-0623-0008-003
DRAFTING:	BSH
JOB No.:	17-0894

- NOTES:**
- 1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
 - 2) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA (call your power company).
 - 3) Bearings based on Monumentation, of North R.O.W. line of Mechanic Street (Ave C.)
 - 4) Surveyed without benefit of a Title Report.

217 TREMONT STREET- NOTICE



IMPORTANT NOTICE: The information in this document has been obtained from sources we deem reliable. However, we make no guarantee, warranty, or representation, expressed or implied, as to its accuracy or completeness. References to age, rentable areas and land areas are approximate. User should investigate to verify the information and bears all risk for any inaccuracies or omissions.

2026

FOR ADDITIONAL INFORMATION, PLEASE CONTACT
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832-483-7393 / martymcadams@aol.com

BRIAN YATES / Yates Commercial Development, LLC
713-806-5998 brian@yatesinterests.com

217 TREMONT STREET- NOTICE



Information About Brokerage Services

11-2-2015

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

McAdams Associates _____ 438677 _____ martymcadams@aol.com _____ 281-358-0799
Licensed Broker/Broker Firm Name or License No. Email Phone
Primary Assumed Business Name

Marty McAdams _____ 438677 _____ martymcadams@aol.com _____ 832-483-7393
Designated Broker of Firm License No. Email Phone

Licensed Supervisor of Sales Agent/
Associate License No. Email Phone

Sales Agent/Associate's Name License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

McAdams Associates, 2206 Parkdale Dr Kingwood, TX 77339
Martin McAdams

Phone: (281) 358-0799 Fax:
www.zipLogix.com

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Yates Commercial Development, LLC	9011761	brian@yatesinterests.com	713-806-5998
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Brian Yates	397252	brian@yatesinterests.com	713-806-5998
Designated Broker of Firm	License No.	Email	Phone

_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

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Martin McAdams

Phone: (281)358-0799

Fax:

Info Broker

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