

Retail For Sale

Steve Eustis Co

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

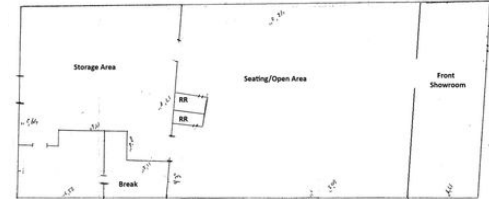
Concho Venue - 5,337 sqft Retail

109 N Chadbourne, San Angelo, TX, 76903

Retail: Freestanding For Sale

Prepared on March 10, 2026

1 of 1 Listings



Listing Details | Retail For Sale

| | |
|-----------------------|------------------------|
| Total Available Space | 5,337 SF |
| Asking Price | \$479,000 |
| Listing Price Per SF | \$89.75 |
| Cap Rate (Actual) | - |
| Total Expenses | \$5,202 |
| Signage | On Building |
| Show Instructions | Call broker |
| Tax Year | 2025 |
| Real Estate Taxes | \$5,202 in 2025 |

| | |
|----------------|------------------|
| Vacant | No |
| Available Date | Now |
| Days On Market | 5 days |
| Date Listed | 3/05/2026 |
| Last Modified | 3/10/2026 |
| Listing ID | 44487927 |
| Owner Occupied | Yes |
| Parking Spaces | - |

Description

Concho Venue offers 5,337 sqft of Downtown retail and event space. Located along N Chadbourne, next to the Small Business Development Center. The layout consists of 3,350 sqft of the front showroom and a large middle open area with 2 small restrooms. The back is 2,000 sqft currently used as storage and has additional plumbing for a break room (not currently functional). The property was remodeled in 2018-2020 to provide a new facade, updated electric, 2 new HVAC units and a fire resistant spray on all the side walls. This is an opportunity for a variety of potential uses in the thriving downtown area. There is additional TIRZ money available for a sprinkler system, must be approved this year.

Property Features

Location Details

| | |
|---------|--|
| Address | 109 N Chadbourne, San Angelo, TX, 76... |
| Zoning | CBD |
| County | Tom Green |

| | |
|-------------|----------------------------|
| Parcels | R11766 |
| Name | 109 N Chadbourne St |
| Nearest MSA | San Angelo |

Building Details

| | |
|----------------------|-----------------------------|
| Sub Type | Freestanding |
| Building Status | Existing |
| Building Size | 5,337 SF |
| Land Size | 0.2 Acres / 8,712 SF |
| Number of Buildings | 1 |
| Number of Floors | 1 |
| Year Built/Renovated | 1957, 2009 |
| Primary Constr. Type | Framed |
| Occupancy Type | Single Tenant |

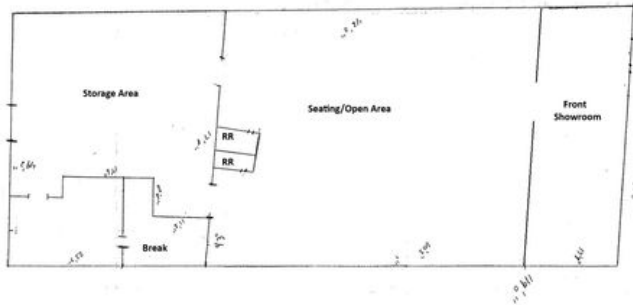
| | |
|----------------|------------------|
| Parking Spaces | - |
| Parking Ratio | - |
| Floor Size | 17,357 SF |
| Rentable Space | 5,900 SF |
| LEED Level | 0 |
| Water | Yes |
| Sanitary Sewer | Yes |
| Rail Service | No |

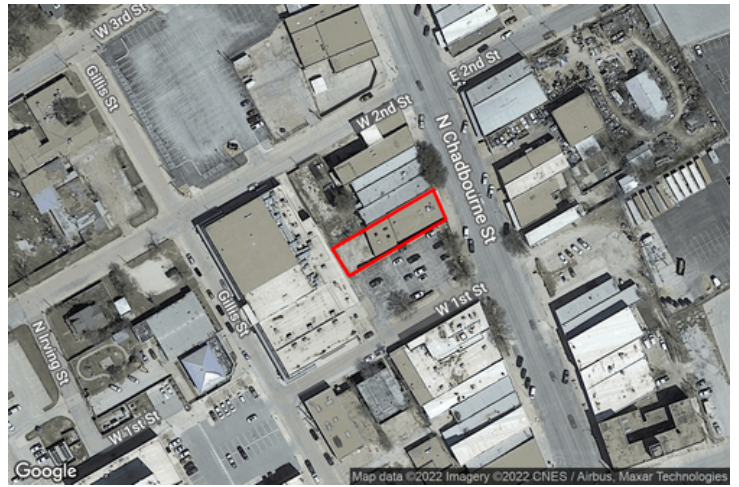
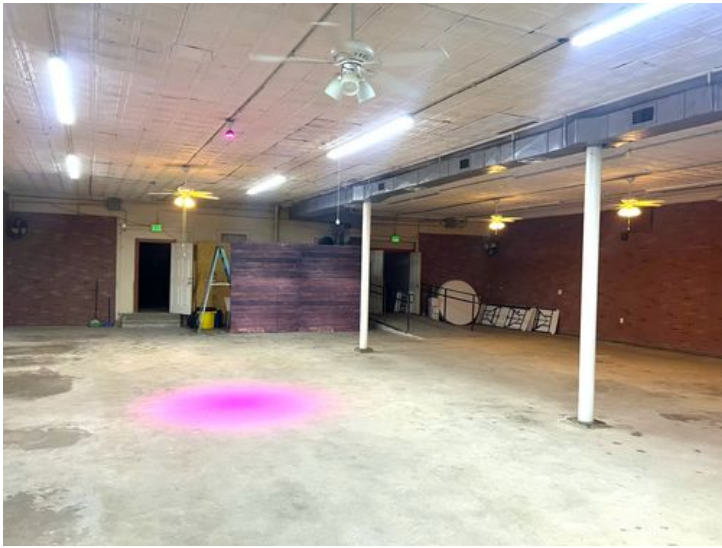
Property Listings

1 Listing | 5,337 SF | \$479,000

| Type | Condo | Space Use | Suite | Available Space | Rate | Available |
|----------|-------|--------------------|-------|-----------------|-----------|-----------|
| For Sale | - | Venue, Event Space | - | 5,337 SF | \$479,000 | Now |

Additional Photos







Contact



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