



## 117 E Main Street

117 E Main Street, Italy, TX 76651



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# 117 E Main Street

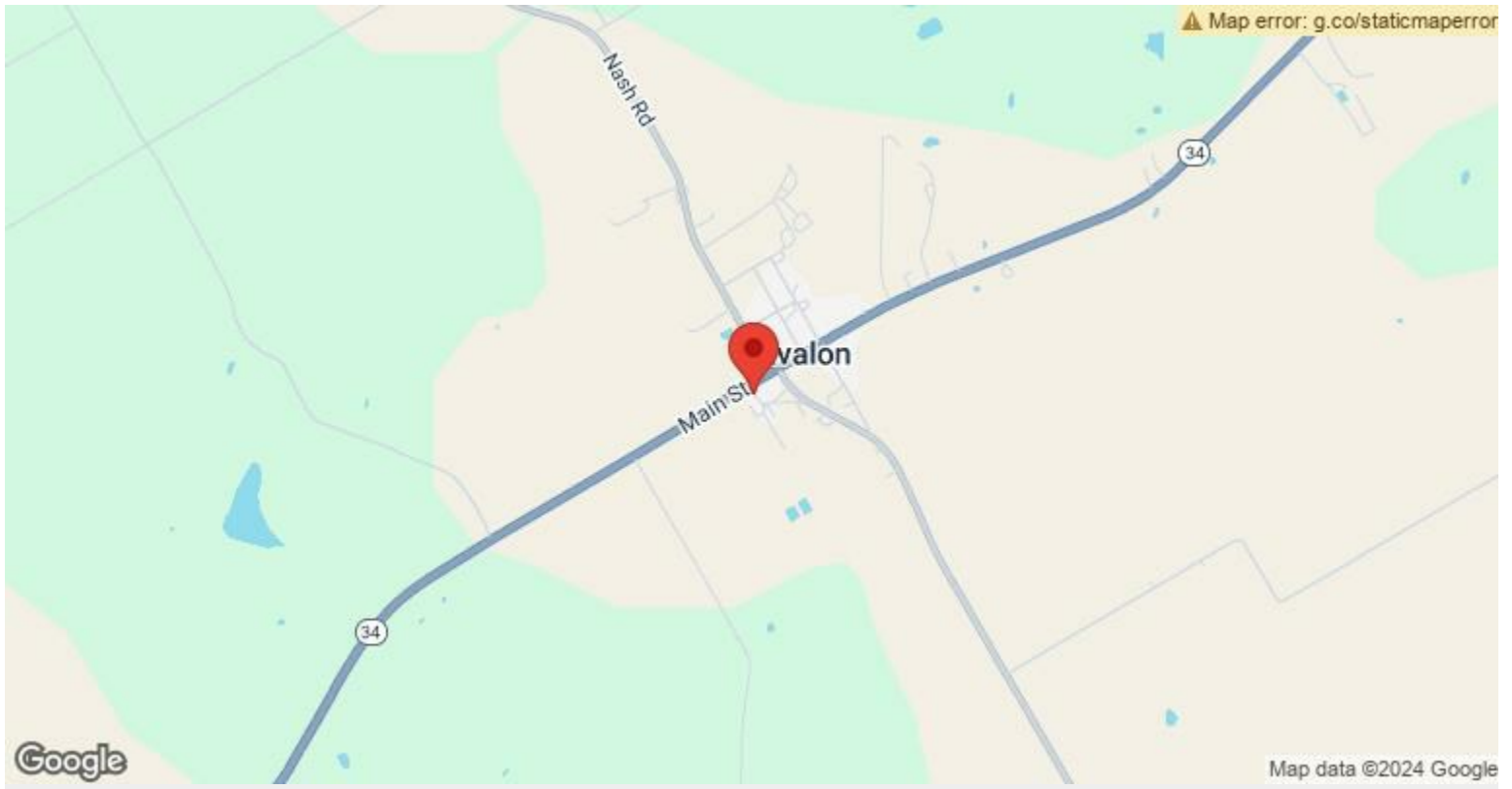
\$159,000

Welcome to a prime commercial opportunity in Italy, Texas, strategically located just off Interstate 35 South. This versatile property just left of the blue building, boasts of a spacious open-floor plan, presenting a blank canvas for businesses to easily tailor the space to their needs. The thoughtful design includes plumbing already in place with a half bath, streamlining operations for businesses requiring water connectivity. Additionally, a convenient loft at the back adds a unique dimension, perfect for storage, or creative workspaces. Enhancing efficiency, a garage door at the rear facilitates seamless loading and unloading. This property is not just centrally located on Main Street, providing visibility and foot traffic, but it also offers the flexibility and features crucial for diverse businesses. Don't miss the opportunity to position your venture at the heart of Italy, Texas, where...

- Heavy Daytime Traffic
- Located in Downtown Italy
- Minutes from highway 35E
- Historical Building



Price:	\$159,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Building Class:	C
Sale Type:	Owner User
Gross Leasable Area:	1,925 SF
Sale Conditions:	Build to Suit
No. Stories:	1
Year Built:	1920
Tenancy:	Single
Zoning Description:	CBD
APN / Parcel ID:	164273
Walk Score ®:	12 (Car-Dependent)

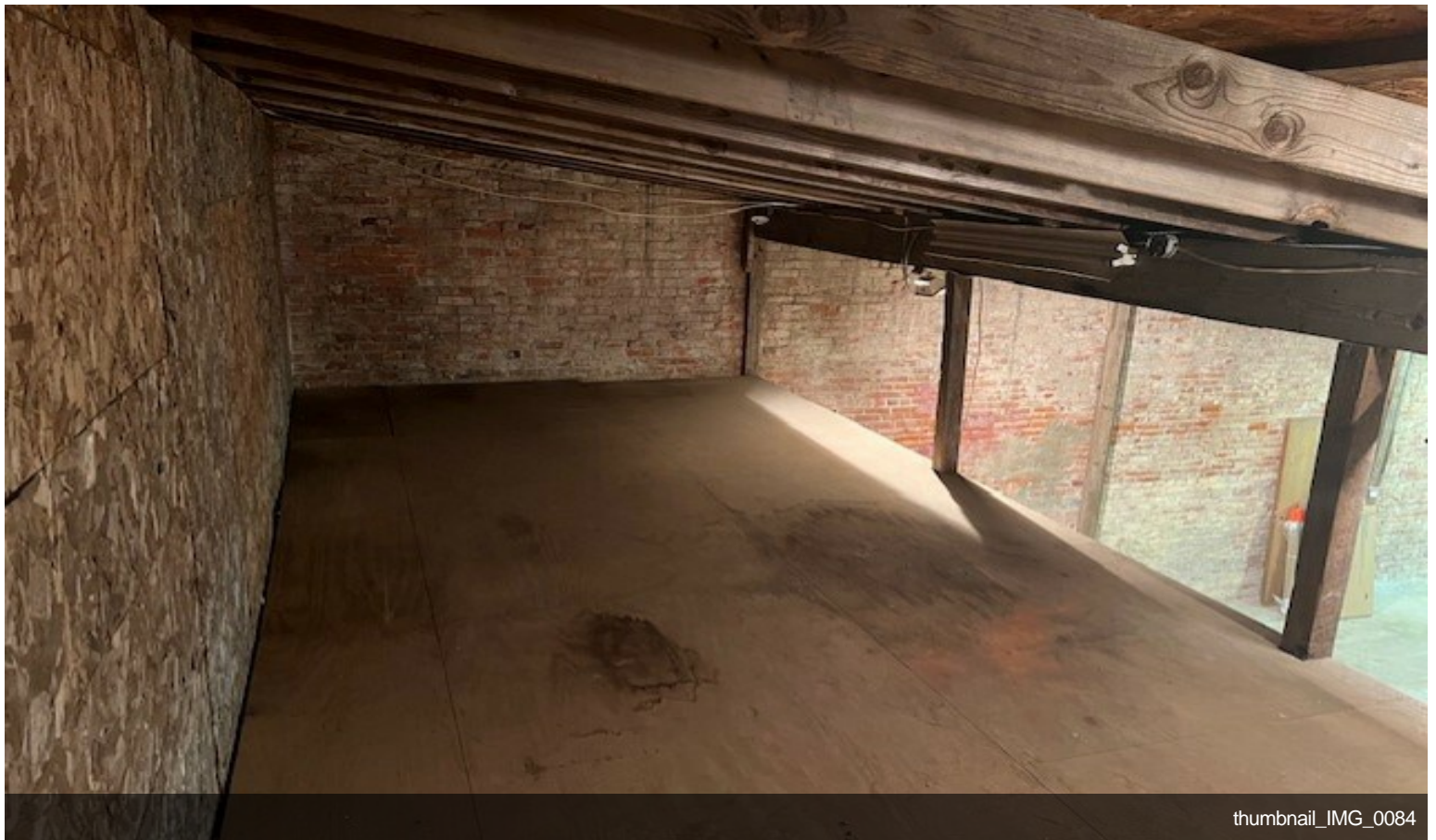


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# Property Photos



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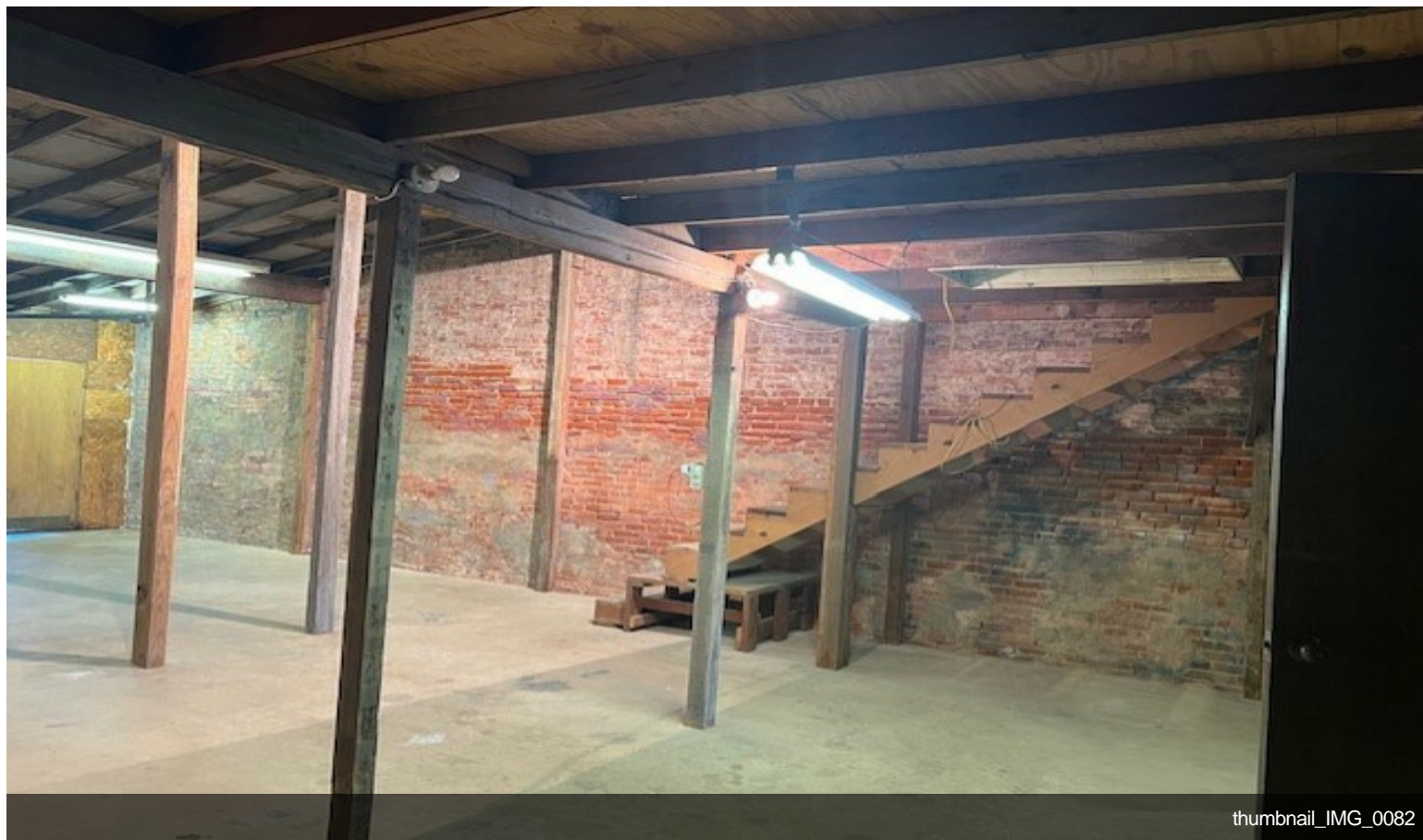


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# Property Photos



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# Property Photos



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# Property Photos

