

EXCLUSIVE LISTING



OFFERED AT: \$1,200,000

103 W. MAIN STREET DECATUR, TEXAS

EXQUISITELY UPDATED - RARE OPPORTUNITY

Located on the south side of Wise County Court House on the Square. Provides immaculate accommodations for the Business Owners dreams. Approximate a total of 4000 sqft has been updated - yet preserving Wise County's intimate history and architecture.

CURRENT UNITS AVAILABLE

BASIC INFO APPRX

UPSTAIRS 1988SQFT CURRENTLY VRBO AT THE FOLLOWING RATES. JAN - MAY BOOKED APPROX 15K

- 1 Bedroom/ Office - \$225
- 2 Bedroom/ Office - \$175
- 3 Bedroom/ Office - \$135

DOWNSTAIRS 2000SQFT

- C1, Fire Rating
- Remodeled, Detailed List Available
- Restrooms
- Currently Leased for \$3,000per Month

*ADDITIONAL INFORMATION ON REQUEST



**MELAINA MIDDLETON, BROKER
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103 W. MAIN STREET, DECATUR, TEXAS

Features & Improvements:

- New commercial roof installed prior to our purchase, membrane warranty attached.
- Ground floor and second story accessible from front & rear of building.
- Front of building faces north, keeping sun to rear.
- Upstairs has three unique short term rental suites that come fully furnished and ready for the new building owner to seamlessly take over or lease out as a ready business.
- Upstairs three suites may also be converted to three offices.
- Oct 2023 - all new hot water heaters for upstairs suites
- Oct 2023 - all new turn over items, bedding, linen, mattresses, fridge/freezers, wifi enabled exit for each suite upstairs
- Nov 2023 - complete overhaul & repair of rear rock/brick masonry.
- Nov 2023 - complete rebuild to the entire roof/second story floor to comply with fire standards and current codes, including engineering & installation of all new ceiling/floor joist and multi layer type x fire rated drywall.
- Nov 2023 - Complete down stairs remodel to accommodate cigar bar with ada compliance, paint, trim, doors, alarm system, camera system, lighting, electrical upgrades, accent walls with original shiplap from building, can accommodate food service, etc.
- Nov 2023 - complete upgrade to both HVAC (ground floor) systems to state of the art active & passive respircare air ozone & ion plasma ultraclean systems.
- Downstairs is an open concept, 2000sqft, with office, two bathrooms, wet room with commercial sinks & grease trap, mop closet with facet & basin, bar in retail area.
- March 2024 - reinforce & upgrade rear exterior stairs
- Awning is newer and is city & Decatur Square compliant



Information Deemed Reliable, but not Guaranteed.

DECATUR SUITES UPSTAIRS



Decatur Suites Business is available for negotiation into the sale of the building. Start leasing seamlessly!

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Upstairs is the Decatur Suites that welcomes visitors to stay overnight accommodations with three separate suites to choose from that has a community entry and half bath. Each suite is uniquely designed with private accommodations. This is the only location to stay overnight on the Square! This Business can be negotiated to convey to the new owner fully furnished and ready to seamlessly take over or lease out.



CURRENT UNITS AVAILABLE

BASIC INFO APPRX

UPSTAIRS 1988SQFT CURRENTLY MANAGED THROUGH EVOLVE AT THE FOLLOWING RATES. JAN - MAY BOOKED APPROX 15K - CURRENTLY BOOKED THROUGH NOV

- 1 Bedroom/ Office - \$225
- 2 Bedroom/ Office - \$175
- 3 Bedroom/ Office - \$135

[HTTPS://DECATURSUITES.COM/](https://decatursuites.com/)
INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.



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EZRA CIGAR BAR DOWNSTAIRS



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EZRA ZION CIGAR BAR is located in the historic Empire Drug building originally constructed by RM Beville in 1889. In fact, before the construction of the original building, the vacant lot was used as a shooting gallery. After that, a one-story wood building was put up on the lot and housed the EXCHANGE SALOON. After the current Beville building was erected, a myriad of businesses came and went through the years—a billiard parlor, a dentist, a gentlemen's furnishing store, and a saddlery. In 1922 the EMPIRE DRUG STORE was established by Joe Rogers with a team of partners, and existed here for decades. As fate would have it...their sign out front advertised that they sold "cold drinks" and "cigars"

Own this unique history filled building off the square. With approximately 2000sqft that has been completely remodeled for the lounge; and can accommodate food service. Downstairs is an open concept, 2000sqft, with office, two bathrooms, wet room with commercial sinks & grease trap, mop closet with facet & basin, bar in retail area.

Zoning is C-1A, Historic Special District and Main Street District. Business does not convey - only the building.

<https://ezrazioncigarbar.com/>

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