

1930 N Trade Days Blvd, Canton, Tx 75103 Commercial Property \$4.6M ~90K Sq Ft



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- Don't miss out on this exceptional property. Whether you're an owner/user ready to establish your business in a prime location or an investor with an eye for untapped potential, 1930 N Trade Days Blvd is the opportunity you are looking for.
- Situated in close proximity to I-20 in the heart of Van Zandt County, less than one hour from DFW, 1930 N Trade Days Blvd boasts excellent visibility, 6.8 acres of land, concrete parking lot, accessibility, and a strong local presence. The property is conveniently located near major thoroughfares, the World's Largest Flea Market, shopping



<https://www.loopnet.com/Listing/1930-N-Trade-Days-Blvd-Canton-TX/30042397/>

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centers, popular local restaurants, and the Van Zandt Country Club.

- With 90,000 square feet of flexible space within 2 buildings connected by a covered breezeway, this property offers a blank canvas for customization and enhancement. This property has 7 total restrooms, elevator, multiple overhead doors, has a storage mezzanine with a loading door and staircase.
- The dynamic location, coupled with the property's potential for improvement, makes 1930 N Trade Days Blvd an attractive option for a car or tractor dealership, church, hardware store, outdoor marketplace, or any multitude of other uses. This property is in great condition, waiting for your expertise to unlock its true value.

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