

931 W Washington Street, Stephenville, Texas 76401

MLS#: 20565186 Active
Property Type: Commercial Sale

[931 W Washington Street Stephenville, TX 76401-4841](#)

LP: \$489,900

SubType: Business



Low LP: **\$/Gr SqFt:** \$157.02
Subdivision: City Add
County: Erath
Country: United States
Parcel ID: [R000029585](#)
Lot: 20 **Block:** 62
Legal: ACRES: 0.399 S2600 CITY ADDITION; BLOCK 62; L
Unexempt Tx: \$3,928
Spcl Tax Auth: No

Lake Name:

Plan Dvlpm:

MultiPrcl: No **MUD Dst:** No

Bldg SF: 3,120/Public Records
Yr Built: 1930/Public Records/Preowned
Apprsr:
Lot SqFt: 17,380/Public Records
Lot Dim:
Adult Community: **Will Subdiv:**

Gross SqFt: 3,120
Zoning: Commercial
Mult Zone: No
Units: 1
Acres: 0.399
#Stories: 1

General Information

Gross Income: \$0
Net Income: \$0
Annual Expenses: \$0

Leasable SqFt: 0
Leasable Space:
Lease Expire Date:

Avg Monthly Lease:
Spaces Leased:
Occupancy Rate:

Features

Building Use: Other
Alarm/Security: Unknown
Inclusions: Land & Improvements
Lot Size/Acre: Less Than .5 Acre (not Zero)
Topography:
Soil:
Rd Front Desc: City Street
Tenant Pays: None
Foundation: Slab
Construction: Brick
Roof: Composition
Walls:
Freight Doors:
Street/Utilities: Asphalt, Cable Available, City Sewer, City Water, Electricity Connected
Showing: Go (Appt Svc Only)
Parking/Garage: Asphalt
Dock Permitted:

Ceiling Height: 8 to10 Feet
Flooring: Carpet, Concrete
Heating: Other
Cooling: Other

Owner Pays:
Tot Ann Exp Inc:
Lease Desc:
Special Notes: Aerial Photo
Possession: Closing/Funding

Lake Pump: No

Remarks

Property Description: Welcome to this prime commercial opportunity nestled in a bustling area close to the new Starbucks and Tarleton State University. This large commercial space offers versatility and potential for a variety of businesses. Situated on a spacious 0.399-acre lot, the property features ample parking, ensuring convenient access for customers and clients. This strategically located property is across from Central Elementary and offers proximity to a range of amenities, including restaurants and shopping destinations. The property includes additional upstairs space, providing flexibility for office expansion or supplementary business operations. Its proximity to Tarleton State University offers a unique advantage, attracting a steady flow of foot traffic and potential clientele. Don't miss out on this rare opportunity to establish your business in a thriving location with unbeatable convenience and potential. Schedule a viewing today.

Public Driving Directions: see Gps

Agent/Office Information

Lst Ofc: Luxe West Realty

Lst Agt: [Dylan Davis](#)

Prepared By: Dylan Davis Luxe West Realty on 05/22/2024 09:34