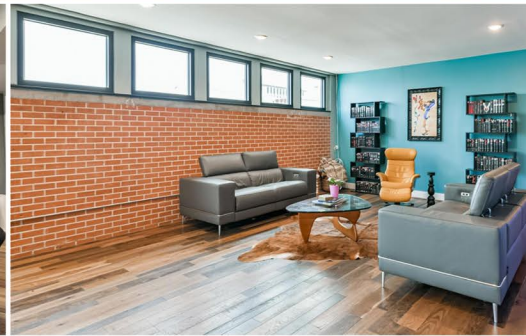
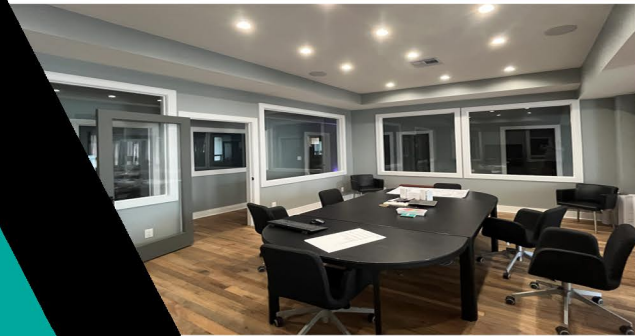


3,622sf Residential
2,754sf Office Space
Warehouse+Parking



Joe Tramonte
REALTY, INC.

2415
CHURCH



DOWNTOWN GALVESTON
19,600sf CONCRETE BLDG
3,622sf - OFFICE SPACE
2,754sf - 3BR / 3.5 BA
13,224sf STORAGE AREA
16,360sf TOTAL LOT
INDOOR PARKING

OFFERED AT \$1,450,000

2405 and 2415 Church

- Unique Downtown Galveston home/office building
- Robust construction with a contemporary flair
- Convenient and flexible urban living at its finest
- The building is 19,600sf with 784sf canopy (2415 Church)
- 3,720 lot w/ alley access is also included (2405 Church)
- Total lot square footage = 16,360sf
- Modern, 3,622sf 3BR / 3.5BA residence on 2nd floor
- Approximately 2,754sf of office space on 1st floor
- Originally purchased to develop a 12-unit condo complex
- Entertainment and dining are just steps away
- Building was constructed to withstand violent storms
- Heavy concrete foundation, concrete column supports
- Convenient, multiple entry points for deliveries
- Approximately 13,000sf of building is undeveloped
- Third-floor construction plans are available
- 51% food-to-alcohol establishment is a possibility
- Owner has not experienced any flooding since purchase

The Potential And Possibilities Are Endless:

Warehouse | Indoor/Outdoor Storage | Airbnb Options
Art Gallery | Antique Car Collection | Indoor Parking
Museum | School | Restaurant | Entertainment Complex
Civic Organization | Boutique Hotel | Mixed Use



Joe Tramonte
REALTY, INC.



19,600sf Concrete Building + 16,360sf Lot



Joe Tramonte
REALTY, INC.

3,622sf of Modern Residential Luxury



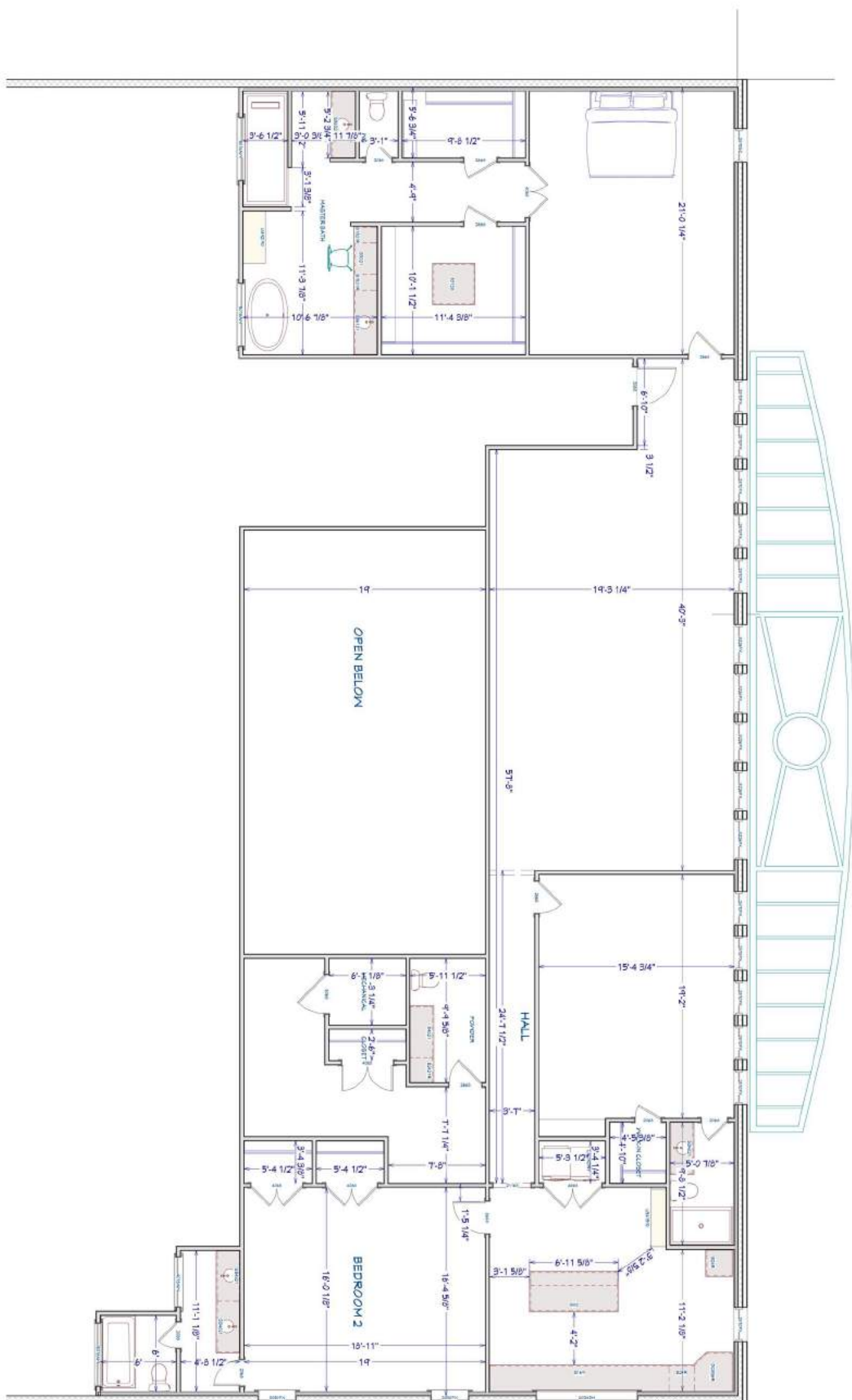
Joe Tramonte
REALTY, INC.

2,754sf Office + Warehouse + Lot



Joe Tramonte
REALTY, INC.







Renderings For 12 Unit Condo Complex Available



Joe Tramonte
REALTY, INC.