

Retail Condo For Sale



Steve Eustis Co

1207 S. Bryant Suite A San Angelo, TX 76903 | 325-653-1489

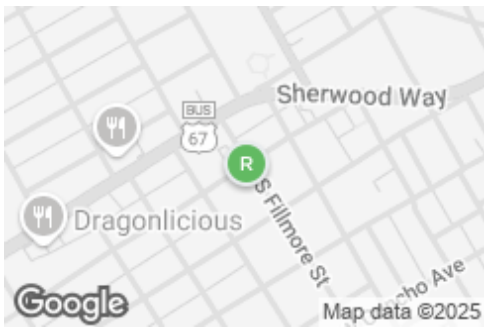
The Village Shopping Center - Forme...

Retail: Neighborhood Center Condo For Sale

2230 W Beauregard Ave, San Angelo, TX, 76901

Prepared on August 22, 2025

1 of 1 Listings



Listing Details | Retail Condo For Sale

Secondary Uses	Specialty
Condo	Yes
Total Available Space	21,491 SF
Asking Price	\$500,000
Listing Price Per SF	-
Cap Rate (Actual)	-
Total Expenses	\$18,783
Investment	Yes
Signage	On Building
Show Instructions	Call broker

Tax Year	2025
Real Estate Taxes	\$18,783 in 2025
Vacant	Yes
Available Date	Now
Days On Market	21 days
Date Listed	8/01/2025
Last Modified	8/01/2025
Listing ID	43080502
Restrooms	2
Parking Spaces	-

Description

Large open retail in the Village Shopping Center. This end cap condo was the former location of Bealls Department Store. Display windows cover the front of the store, interior has high ceilings (over 14') and a fire sprinkler system throughout. Great visibility and ample parking in front. The roof was replaced in 2023, parking has been resurfaced and striped.

Property Features

Location Details

Address	2230 W Beauregard Ave, San Angelo, ...
Zoning	CG/CH
County	Tom Green

Parcels	R70532
Name	2200 - 2230 W Beauregard Ave
Nearest MSA	San Angelo



Building Details

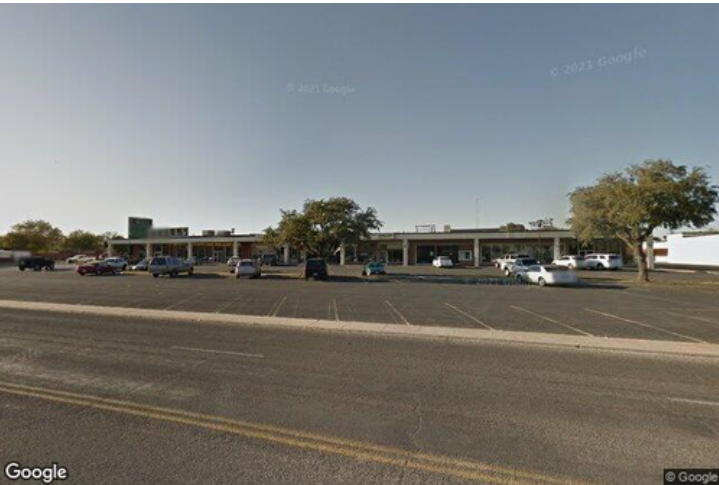
Sub Type	Neighborhood Center	Occupancy Type	Multi-tenant
Building Status	Existing	Parking Spaces	-
Building Size	21,491 SF	Parking Ratio	-
Land Size	2.22 Acres / 96,894 SF	Rentable Space	3,564 SF
Number of Buildings	1	LEED Level	0
Number of Floors	1	Water	Yes
Year Built	1959	Sanitary Sewer	Yes
Primary Constr. Type	Framed	Rail Service	No

Property Listings

1 Listing | 21,491 SF | \$500,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	Yes	Retail	-	21,491 SF	\$500,000	Now

Additional Photos





Contact



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