

Retail Condo For Sale

Steve Eustis Co

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

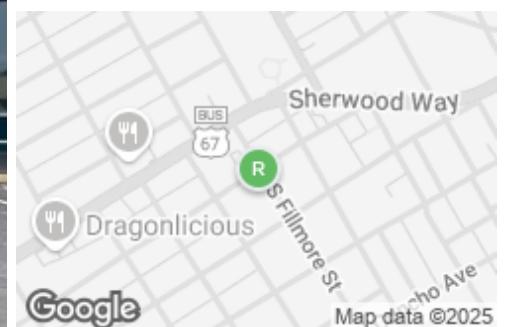
The Village Shopping Center - Forme...

2230 W Beauregard Ave, San Angelo, TX, 76901

Retail: Neighborhood Center Condo For Sale

Prepared on August 22, 2025

1 of 1 Listings



Listing Details | Retail Condo For Sale

| Secondary Uses | Specialty | Tax Year | 2025 |
|-----------------------|-------------|-------------------|------------------|
| Condo | Yes | Real Estate Taxes | \$18,783 in 2025 |
| Total Available Space | 21,491 SF | Vacant | Yes |
| Asking Price | \$500,000 | Available Date | Now |
| Listing Price Per SF | - | Days On Market | 21 days |
| Cap Rate (Actual) | - | Date Listed | 8/01/2025 |
| Total Expenses | \$18,783 | Last Modified | 8/01/2025 |
| Investment | Yes | Listing ID | 43080502 |
| Signage | On Building | Restrooms | 2 |
| Show Instructions | Call broker | 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, TX 76901 | Parcels | R70532 |
| Zoning | CG/CH | Name | 2200 - 2230 W Beauregard Ave |
| County | Tom Green | 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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