

\$1,600,000 - 2611 S Johnson St, San Angelo

MLS® #1712429

\$1,600,000

Bedroom, Bathroom, 8,670 sqft
Commercial on 0.67 Acres

N/A, San Angelo, TX

Step into this remarkable retail complex, spanning an impressive 8670 sq ft, that underwent a comprehensive remodel and code upgrade courtesy of its current stewards during 2020-2021. The focus? Unparalleled attention to detail and an unwavering commitment to quality. Picture a vibrant high-traffic hub, now exuding an upscale, posh charm that perfectly complements the unique offerings of its current lessees, who've embraced the space with their unique and sought after offerings for the area. The main unit offers 3600 square feet or can be split into two units with minimal changes to make 6 rental opportunities. This anchor unit already offers two a/c units and has separate rear entrances. Current tenants have two to ten years on contracts left and a monthly income of \$5,394. The property's care during the remodel shines through - a TPO-covered roof, upgraded plumbing, and the added touch of spray foam insulation demonstrate foresight and investment in lasting quality.

Advantageously located amidst bustling traffic, just off Knickerbocker, down from ASU and seamless accessibility, this property stands as an irresistible opportunity for its new owner to step into the vibrant heart of Texas commerce.

Built in 1968

Essential Information

ListingFeed savor_vow_sold



MLS® #	1712429
List Price	\$1,600,000
Sale Price	\$1,100,000
Sale Date	December 21st, 2023
Square Footage	8,670
Acres	0.67
Year Built	1968
Type	Commercial
Status	Sold

Community Information

Address	2611 S Johnson St
Subdivision	N/A
City	San Angelo
County	Tom Green
State	TX
Zip Code	76904

Amenities

Amenities	Exterior Lighting, High Speed INternet, Sprinkler System
Utilities	Electricity, Water, Telephone, Sewer
Parking Spaces	15

Interior

Heating	Central, 3 Units
Cooling	Central, Three+ Central
# of Stories	1
Stories	1

Exterior

Roof	Composition, Flat, Other
Construction	Stucco
Foundation	Slab

School Information

District	San Angelo ISD
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Additional Information

Zoning	RETAIL
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