

DOWNTOWN CLEBURNE INVESTMENT OPPORTUNITY

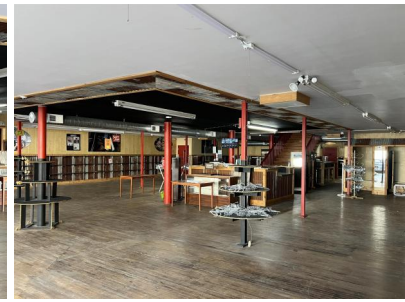
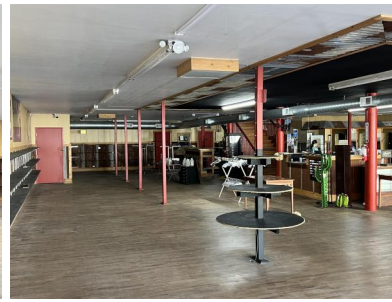
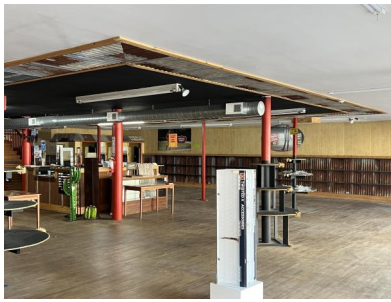


\$525,000

8748 Sq Ft

110 E. Chambers Street
Cleburne, TX 76031

MLS# 21276515



Prime multi-story commercial building located in a high-visibility area of Cleburne, featuring large front display windows ideal for retail, restaurant, or mixed-use. The main level offers a functional layout with three dressing rooms, two restrooms, a large bar area, a private office, and a dedicated storage space—well-suited for high-traffic operations. A wide staircase leads to the second floor, providing additional flexible space for retail, office, or event use. The third level, currently not air-conditioned, presents excellent conversion potential for residential, studio, or additional income-producing space. A portion is already configured with a bedroom, kitchen, and two bathrooms. With two active floors and a third offering expansion potential, this property is ideal for both owner-users and investors. Currently leased under a five-year term at \$3,500 per month, providing immediate income. A rare opportunity to establish or invest in a high-exposure commercial property with long-term upside.



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