

MLS #: CE70014734A (Active)
List Price: \$245,000
106 W Columbia Street San Augustine, TX 75972



Type: Professional/Office, Mixed Use, Other	Unit #:
Stories: One and One Half	Subdivision: N/A
Present Use: Office, Retail	County: San Augustine
Total SqFt: 7040	Community:
Apx Year Built:	Zoning:
Apx Decade Built: 1940s	Elementary School:
	ISD: San Augustine

Legal Description: PT LT 113 BLK 12 San Augustine				
Apx Acreage: 0.0000	Apx Acreage Source: CAD		Lot Size:	Parcel ID: 5976
Lake Property: No	Lake Area Name:		Flood Plain: No	
Lake Property Features:				
Poultry Farm Features:				
Commercial Property Condition Statement: Yes	Tax Year: 2025	Annual Taxes w/o Exemption: \$2,070.40		Restrictions: No
RoadInfo: City Street		RoadSrfc: Concrete		
Lot Site Features: Improved Lots				
On Site Buildings:				
Exclusions: none				
Environmental Status:				
Office SqFt: 0	Warehouse SqFt: 0		Retail SqFt: 0	Baths: 3
Business Name:	Year Established:		Gross Annual Income: \$0.00	
Business Description: Retail or Office or Other				
Special Features: Display Window, Private Restrooms, Storage Area				
Presently Leased: No	Lease Expires:		Existing Lease Terms:	
Exterior Construction: Brick		Electrical/Gas: Electricity Connected, Natural Gas Connected		
Roof: Flat		AC/Ventilation: Central Air		
Water: Available, Public		Gas Type: Natural		
Sewer: Public Sewer		Heat: Natural Gas		
Electric Company: Deep East Texas Electric		Internet Type: Cable		
Directions: Downtown San Augustine across from the courthouse, next door to CBTx				
Marketing Remarks: 104 & 106 Columbia Street: Twice the Historic Character, Infinite Potential! Opportunities to acquire a piece of local heritage rarely come with this level of built-in flexibility & turn key convenience. Located in downtown San Augustine, this landmark building presents a dual-address configuration that offers 7040sf of an ideal combination of historic architecture and multi-stream commercial potential. Extensive updates throughout, make it move-in ready. Skip the lengthy renovation delays & contractor costs! You can walk-in, turn the key and start running your business. Imagine the possibilities! Operate a high-energy retail store front, boutique, coffee shop/diner or a gymnastics/dance studio on one side with open layout flexibility and great street visibility, while utilizing the adjacent space for a quiet professional office suite or medical practice. Each side has dedicated a entrance and address, allowing for seamless independent operations or multi-tenant leasing.				
Leased Price: \$0		Leased Date:		

Information Herein Deemed Reliable but Not Guaranteed

