

# 1407 NWHEELER

COMMERCIAL PROPERTY FOR SALE

FERG  AR

**Downtown  
Victoria**

**1407 N Wheeler**  
2420 SQFT Building on  
.30 Acre Corner Lot

**N Main St**

**N Navarro**





# ABOUT THE PROPERTY

Situated on a generous 0.30-acre corner lot near desirable downtown Victoria, 1404 N Wheeler offers endless potential for businesses or buyers looking to create a stunning home. Positioned between North Navarro and North Main Street, this property features ample parking, a welcoming lobby, 8 versatile office/special use rooms, and 2 full bathrooms, providing all the essentials for a thriving business. With its prime location and spacious layout, this property could also be beautifully converted back into a gorgeous residence, blending historic charm with modern convenience. Explore the possibilities this unique property has to offer!

## DEMOGRAPHICS

- Total Population: 92,678 (25 mi)
- Population Projection 2026: 94,047

# 8 OFFICES/SPECIAL USE



# 8 OFFICES/SPECIAL USE



# 2 BATHROOMS



# CONTACT



**PHONE**

**(361)-582-4663**

**WEBSITE**

**[www.FERGMAR.com](http://www.FERGMAR.com)**

**EMAIL**

**[sales@fergmar.com](mailto:sales@fergmar.com)**

**ADDRESS**

**4800 N Navarro St, Victoria, TX 77983**