

# Office For Sale



Steve Eustis Co

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

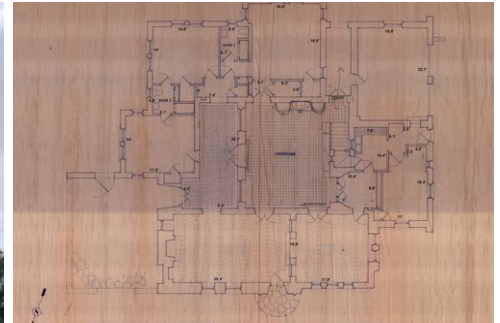
## Historic 4,454 sqft Office in Downtown Sa...

Office: General For Sale

Prepared on September 08, 2025

233 W Twohig , San Angelo, TX, 76903

1 of 1 Listings



### Listing Details | Office For Sale

Secondary Uses	<b>Specialty</b>
Total Available Space	<b>Unknown</b>
Asking Price	<b>\$510,000</b>
Listing Price Per SF	<b>\$106.38</b>
Cap Rate (Actual)	-
Total Expenses	<b>\$6,504</b>
Investment	<b>Yes</b>
Signage	<b>On Building</b>
Show Instructions	<b>Call broker</b>
Tax Year	<b>2025</b>

Real Estate Taxes	<b>\$6,504 in 2025</b>
Vacant	<b>No</b>
Available Date	<b>Now</b>
Days On Market	<b>14 days</b>
Date Listed	<b>8/25/2025</b>
Last Modified	<b>9/08/2025</b>
Listing ID	<b>43265161</b>
Owner Occupied	<b>Yes</b>
Parking Spaces	-

### Description

4,454 SF Historic Landmark in Downtown San Angelo -

One of San Angelo's most iconic landmarks as a gateway to Downtown — the Dr. Herbert A. Wardlaw House. Built in 1925, this Spanish Renaissance Revival-style adobe structure offers architectural and historic character. Recognized for its cultural significance, it was placed on the Historical Register in 1988 and has served as the headquarters for the Texas Sheep & Goat Raisers' Association since its conversion to office use in 1961.

The property showcases a dramatic arched main entry, arched interior doorways, soaring 12+ foot ceilings, Spanish tile accents, and a serene center courtyard. With 3,954 square feet of interior space, it offers a versatile layout for office or specialty commercial use while preserving its unique historic integrity, a rare opportunity to own or lease a piece of the city's history. The interior provides 3 large private offices, conference room, 2 restrooms, full kitchen, garage turned into storage and the large entry area divided into 2 areas.

## Property Features

### Location Details

Address	233 W Twohig , San Angelo, TX, 76903
Zoning	CBD
County	Tom Green

Parcels	R5974
Name	233 W Twohig Ave
Cross Street	Koenighiem

### Building Details

Sub Type	General
Building Status	Existing
Building Size	4,794 SF
Land Size	0.44 Acres / 18,992 SF
Number of Buildings	1
Number of Floors	1
Year Built/Renovated	1958, 2005
Primary Constr. Type	Framed

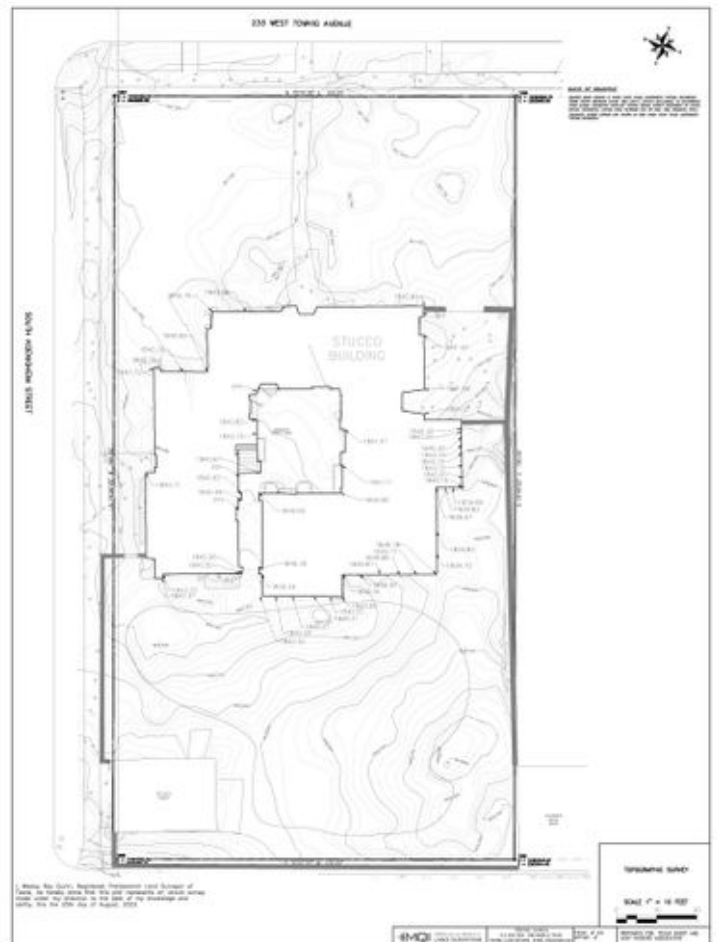
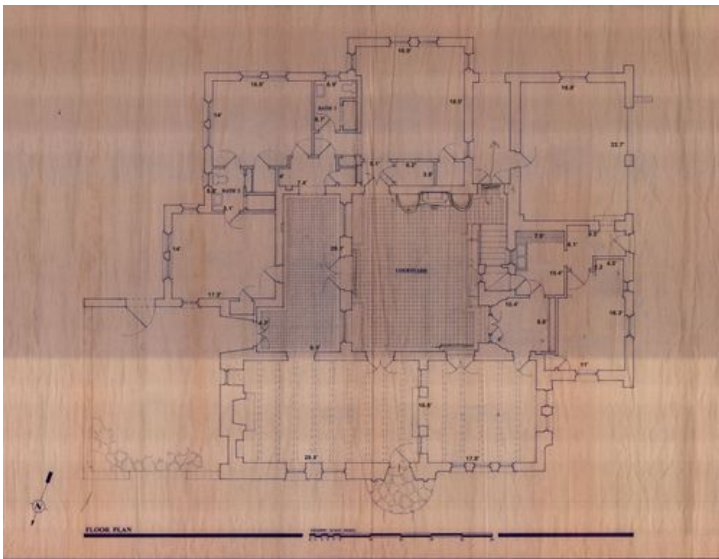
Occupancy Type	Single Tenant
Building Class	C
Parking Spaces	-
Parking Ratio	-
Rentable Space	3,954 SF
Air Conditioned	Yes
Heated	Yes
Owner Occupied	Yes

## Property Listings

1 Listing | --- | \$510,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Office	-	-	\$510,000	Now

## Additional Photos











## Contact

---



**Brandon K Sanders**

325-653-1489

[brandon@steveeustisrealestate.com](mailto:brandon@steveeustisrealestate.com)



Steve Eustis Co