

# 200 E Central Ave

## Belton, TX

**Prime Commercial Building for Sale**  
**+/- 5,708 sq ft**  
**\$975,000**

Located in the heart of Downtown Belton at 213 E Central Avenue, this historic building, formerly a bank, is a cornerstone of the Central Downtown subdistrict. With prominent frontage on East Street and Central Avenue, this property blends historic character with modern functionality, making it a key asset in the downtown area.

#### Property Features:

- **Historical Significance:** The building's history as a former bank lends it unique architectural details that contribute to the authentic charm of Downtown Belton. This historical character, paired with its modern usability, makes the property highly attractive for both commercial and residential purposes.
- **Fully Rented Office and Retail Space:** The ground floor is fully occupied with seven offices, all currently rented. These spaces are ideal for small retail shops or professional services, providing stable rental income. The commercial unit facing East Street is also rented, benefiting from excellent visibility and foot traffic in this bustling downtown area.
- **Residential Lofts:** The upper floor features three loft apartments, each offering sweeping views of the historic Belton courthouse. These lofts combine historic charm with modern living, making them sought-after residences for those who desire the convenience and vibrancy of downtown living.





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### Potential Uses for the Building:

- **Continued Mixed-Use Investment:** With all office spaces and commercial units currently rented, the property already offers a steady income stream. The fully occupied loft apartments add further value, making this building a sound long-term investment in a thriving downtown area.
- **Creative Workspace or Studio:** The historical setting and unique design could be marketed to creative professionals. The lofts could double as live-work spaces, appealing to entrepreneurs and artists who value a blend of residential and commercial functionality.
- **Event or Cultural Venue:** The building's historical appeal and central location could allow for community events, pop-up shops, or cultural exhibitions that enhance the downtown experience while drawing in more foot traffic.

Located in the heart of Belton's Central Downtown subdistrict, 200 E Central Avenue is ideally positioned within the city's most vibrant district. The combination of historical value, fully occupied spaces, and a strategic location makes this property a standout opportunity in Belton's growing market. Whether you are looking to maintain its current use, develop further, or explore new possibilities, this property is well-aligned with Belton's ongoing revitalization.



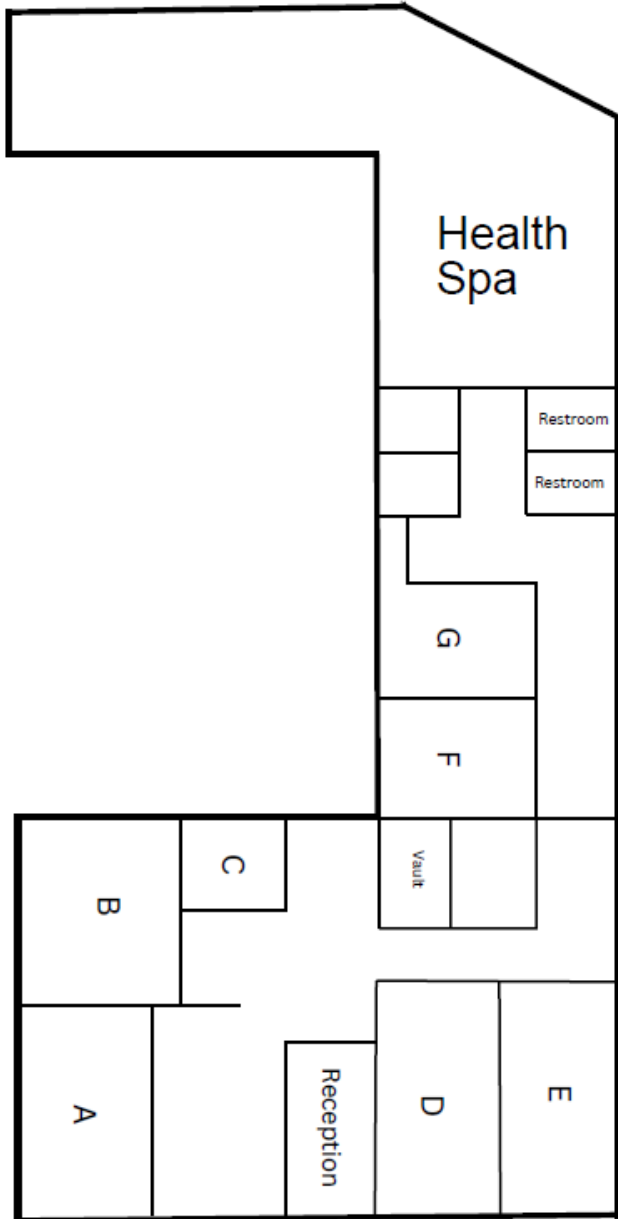
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