

COMMERCIAL BUILDING/LAND AGENT REPORT



MLS #:	25006301	DOM:	39
Address:	105 State Highway 154	Waterfront:	No
Status:	Active	Waterview:	No
Type:	Building	Security Gate:	No
City:	Quitman	# of Units:	5
Zip:	75783	# Buildings:	1
County:	Wood	#Dock High	
Asking Price:	\$949,900	#Grade Lvl Drs:	
Sale/Rent:	For Sale	#SemiDckHi Dr:	
Lease \$/SqFt:		#Ramp Hi Drs:	

GENERAL

Year Construction:	Year Built Source: Unknown	Avg Occup %:
Approx SqFt: 7377	Source of SqFt:	Cmn Ar Factor:
LargestFt Avail:	Smallest Ft Avail:	On Site Mgmnt:
Gross Lease Area:	Net Lease \$/SF:	User Restrict:
Apx Lot Dimension: Irregular	Lot Size Source:	Undrgrnd Util:
Acreage:	Total # Acres: 0.280	Acres Clrd %:
Lake Name:	School District:	Exclusions Appl:
Apx Shore Line:	Shore Line Source:	Ext Terr Jur:
Minerals:	Road Frontage Ft:	
Environment Srvy Avail:	Taxes: 2571.05	
Appraisal District Map:	Tax Year: 2024	Orig Price: \$949,900
Appraisal District Number: 36994, 36993	Exemptions:	

FEATURES

Building Description:	Shopping Center(s), Office Building(s), Retail, Warehouse, Office, Office/Warehouse, Showroom/Warehouse, Special Purpose, Restaurants		
Current Use:		Eave Height:	
Ceiling Height:		Lease Terms:	
Location: Inside City Limits		Cooling:	
Construction: Brick Veneer			
Heating:			
Individually Metered Util::			
Master Metered Utilities:			
Improvements:			
Road Surface:		Road Type:	
Parking Spaces:		Parking:	
Acreage:		Survey Avail:	
Topography:			
Conditions:			
Sale Includes: Building			
Tenant Pays:			
Miscellaneous:			
Documents on File:			
Zoning: Commercial		Showing Inst:	

REMARKS/DIRECTIONS

Certification for Asbestos. Acreage estimated from CAD.

Prime Commercial Property in Downtown Quitman. Located just a few doors down from the Wood County Courthouse, this commercial property boasts a prime location in downtown Quitman. The building features five office units with a spacious parking area at the back. Three units are 950 square feet each, one unit is 1150 square feet, and the front showroom is 2400 square feet. Each unit has its own entrance and full access to restrooms and a common area equipped with a sink, table, microwave, and refrigerator. The front showroom, measuring 2400 square feet, features large windows Corner of SH-37 and SH-154 (Goode Street). Next to Speakeasy Coffee House. Signs in windows.

Text or call 903-738-5338 with any questions. Combination Lockbox, Tenant, By Appointment Only

AGENT/OFFICE INFO

Owner:	Fee to Buyers Agent:	Sign on Property: Yes
Owner Phone:	Buyer Agent%:	Variable Fee:
Agent: Jake Ashley - Cell: 903-738-5338	SubAgent%:	Lease Back:
Office: Dwell Realty - Office: 903-525-9317	Possession:	
Listing Type: Exclusive Right		

This information is deemed reliable, but not guaranteed. 06/03/2025 10:14 AM