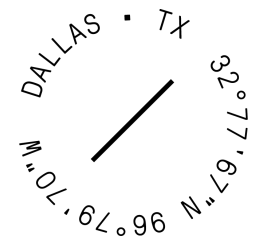




# 738 West Davis Street

2,620 TOTAL SF TWO RETAIL UNITS 12+ PARKING SPACES

**\$1,880,000 FOR SALE - COMMERCIAL**



**COMPASS**



Downtown

Kidd Springs Park

Bishop Arts

TyPo, Davis St Coffee, Methodist Clinic

738 W Davis

New Luxury Townhomes

Old Monk

# Exceptional Opportunity

## Amenities

- Adjacent to both Bishop Arts District and TyPo
- Utility rooms with washers & dryers
- ADA-compliant restrooms
- Abundant storage
- CMU construction for flexible configuration
- 8 rear (inside fence) and 4 front on-site parking spaces, for a total of 12 spots
- Double corner location; allows for increased visibility and access
- Replaced sewer line 2024
- Updated commercial electric meter 2023
- Roof replaced 2020
- Unit 1 : 736 W Davis St, 1620 sq ft, lease through May 2027.
- Unit 2: 738 W Davis St, 1000 sq ft, owner-occupied with multiple chair leases.
- Floorplans and leases available upon requests

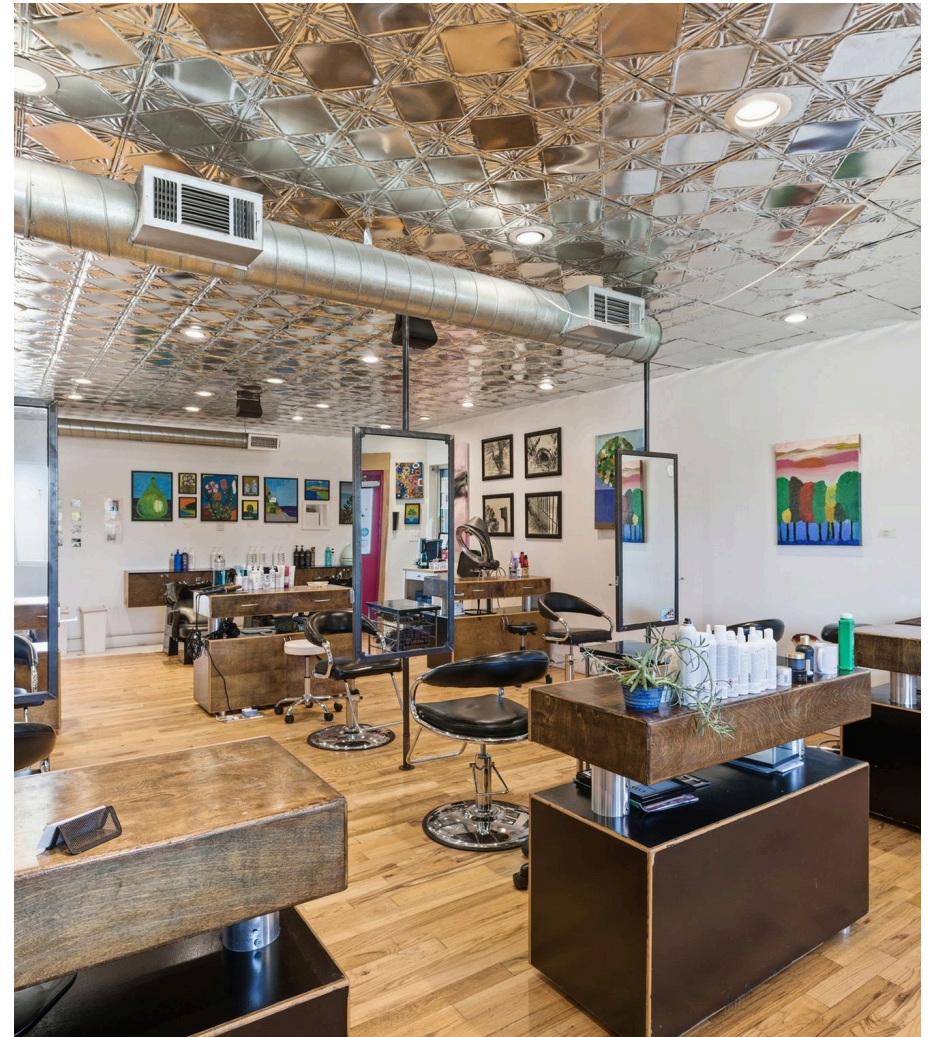
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Status: Active  
MLS #: 21170635  
MLS Type: Commercial  
Year Built: 1955  
Lot Size: 0.14 AC / 6,250 SF  
County: Dallas





This freestanding corner property offers two retail suites within one building, just one block from Tyler Street and 3 blocks from Bishop Street...an ideal setting for visibility, access, and long-term growth. The building has been home to the well-established Sweet 200 salon for over a decade. Solid masonry construction allows for flexible configuration, from a single open concept to multiple subdivided spaces. Bright natural light throughout. Surrounded by notable neighbors including Old Monk, JOY Macarons, Davis Street Espresso, Encina, Sweet Rice, and many more.



**Hey Neighbor Group**

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