

HODDE

REAL ESTATE CO.

C O M M E R C I A L

HRE #14-087

112 West Main St.

Office 979-836-8532

Brenham, TX 77833

Toll 888-882-1321

Fax 979-836-1224

**COMMERCIAL LEASE
APPROX. 0.041 AC.**



109 S. BAYLOR STREET
BRENHAM, TEXAS

WWW.HODDERE.COM



Great opportunity to be a part of the charming, bustling downtown Brenham. ±3537 sq/ft, 2 bath, two story historic building recently refreshed on the interior, and exterior is currently in progress. Premium retail space downstairs and option for a private office setting upstairs or additional retail space if needed. Open concept floorplan with large bathroom, break room and utility room on the main level and a second bathroom and storage closet on the second floor. Contemporary/industrial look-lots of finished wood, neutral colors, high ceilings, exposed ducts, and large windows that capture plenty of natural light. *Gross Lease-Tenant pays utilities.

ASKING PRICE FOR SALE OR LEASE: \$675,000 or \$4,250/month

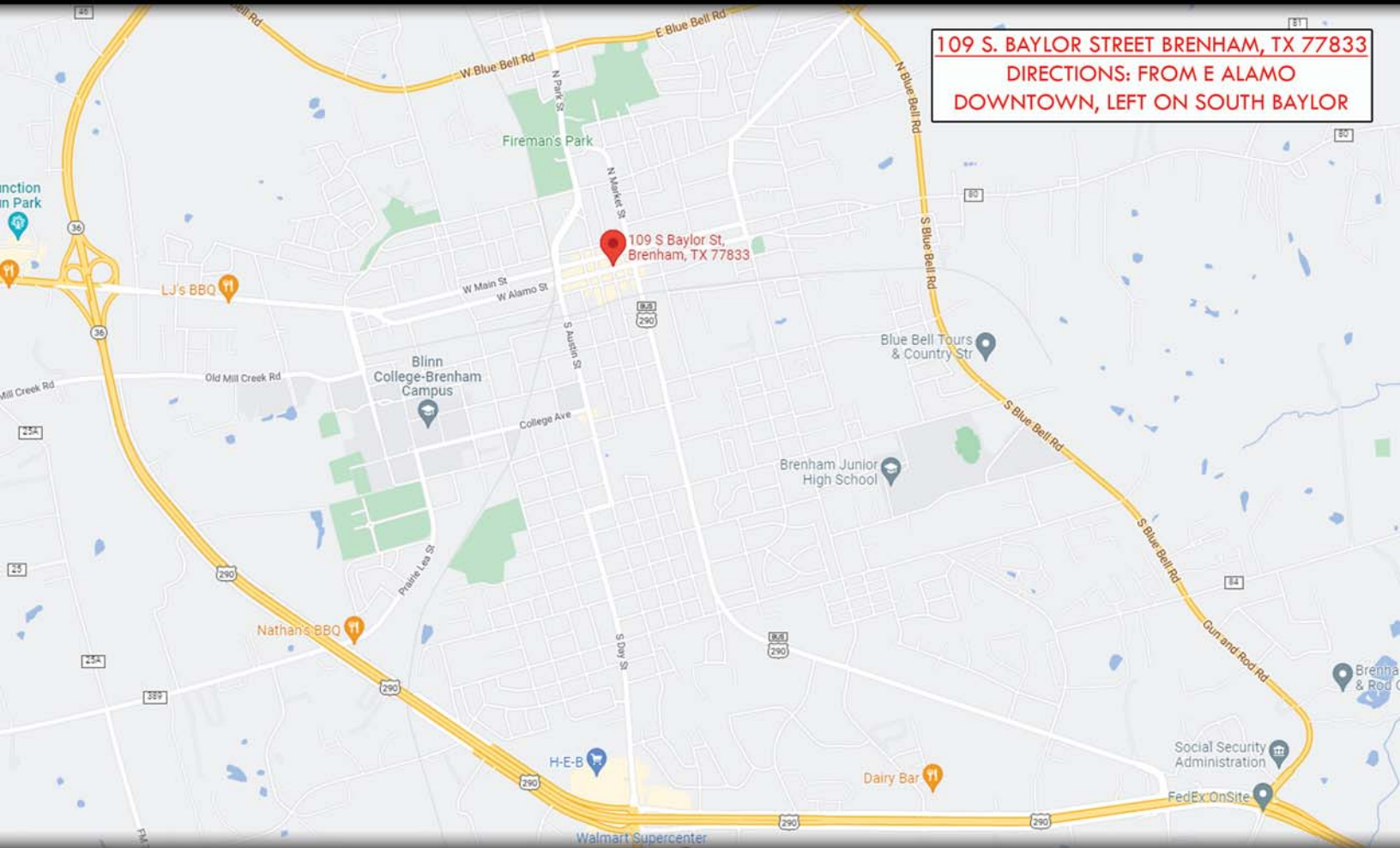


109 S. BAYLOR STREET
BRENHAM, TEXAS 77833

- ★ WASHINGTON COUNTY
- ★ BRENHAM ISD
- ★ ACREAGE SIZE: ±0.041 AC.
- ★ EST. TAXES: \$6,455.34

- ★ ZONING: B3-HISTORIC & CENTRAL BUSINESS
- ★ RESTRICTIONS: CITY OF BRENHAM
- ★ WATER/SEWER: CITY OF BRENHAM
- ★ ELECTRIC: CITY OF BRENHAM

- ★ APPROX. 3,537 SF (PER WCAD)
- ★ TWO LARGE, OPEN SPACES
- ★ KITCHEN AREA, 2 BATHROOMS
- ★ PARKING: STREET



109 S. BAYLOR STREET BRENHAM, TX 77833
DIRECTIONS: FROM E ALAMO
DOWNTOWN, LEFT ON SOUTH BAYLOR



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KATY PUGH
 979.277.8081



The information contained herein has been obtained from sources that Hodde Real Estate deem reliable; however, cannot guarantee its accuracy. Property is subject to prior sale or withdrawal from the market.