

\$12 - 2121 N Fm 1417 Q, Sherman

MLS® #20604293

\$12

0 Bedroom, 0.00 Bathroom, 18,885 sqft
Commercial Lease on 3.56 Acres

Western Hills Add Sec 5, Sherman, TX

Property located in the intersection of highway - FM 1417 & W Lamberth Road. Signage is available. This suite is fully finished as medical office and situated in the north east side of the building facing Lamberth Rd . Vape shop is not allowed by the city. Current Tenants in the neighboring suites - Pizza Inn, Momo Donuts, Acme Cleaners, Caseys , LeBlanc book Keeping & Wellness massage.

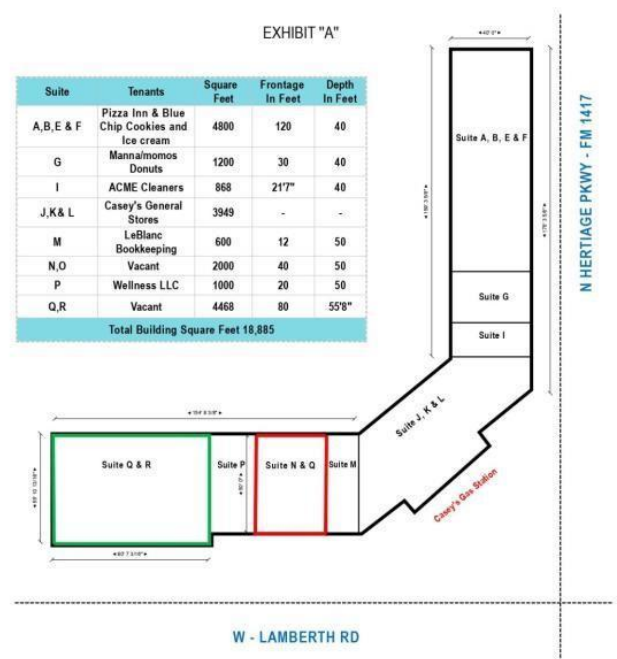
Situated diagonally from the Walmart. nearby commercials are Domino's Pizza, Spa center, Internal medicine, Fitness centers, Taco shop, Family Vet clinic, Vision center, Computer center, Family Dental, Electric Heat & Air.

Divisible up to \$4468 SQFT. The lease list price excludes NNN. NNN is approximately \$9 SQFT plus electric.

Built in 1983

Essential Information

MLS® #	20604293
Price	\$12
Bathrooms	0.00
Square Footage	18,885
Acres	3.56
Year Built	1983
Type	Commercial Lease
Sub-Type	Retail



Status Active

Community Information

Address 2121 N Fm 1417 Q
Subdivision Western Hills Add Sec 5
City Sherman
County Grayson
State TX
Zip Code 75092-3165

Amenities

Utilities City Sewer, City Water
Garages Common, Parking Lot

Interior

Heating Central, Electric
of Stories 1
Stories 1

Exterior

Lot Description Corner Lot
Roof Flat, Tile, Other
Construction Concrete, Frame, Stucco, Unknown
Foundation Slab

Additional Information

Zoning Retail

Listing Details

Listing Agent Anoo Sathappun
Listing Office Redbud Offices LLC

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Listing information last updated on November 20th, 2025 at 2:00am CST