

\$2,500 - 2121 N Fm 1417 N, Sherman

MLS® #21025642

\$2,500

0 Bedroom, 0.00 Bathroom,
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 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 Dominos Pizza, Spa center, Internal medicine, Fitness centers, Taco shop, Family Vet clinic, Vision center, Computer center, Family Dental, Electric Heat & Air.

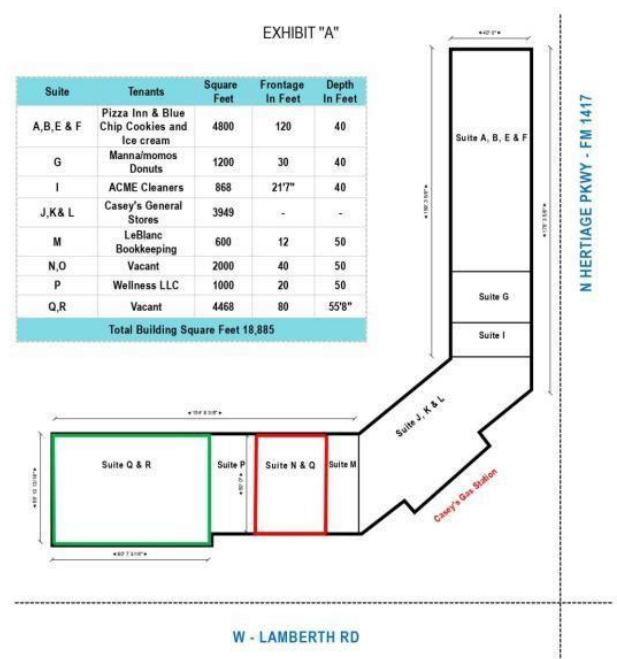
The lease list price excludes NNN. NNN is approximately \$9 SQFT per Year plus electric.

Built in 1983

Essential Information

MLS® #	21025642
Price	\$2,500
Bathrooms	0.00
Acres	3.56
Year Built	1983
Type	Commercial Lease
Sub-Type	Retail
Status	Active

Community Information



Address	2121 N Fm 1417 N
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
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Listing Details

Listing Agent	Anoo Sathappun
Listing Office	Redbud Offices LLC

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Listing information last updated on November 21st, 2025 at 12:04pm CST