

\$1,800 - 502 Augustus Street, Trenton

MLS® #21099891

\$1,800

0 Bedroom, 0.00 Bathroom, 1,641 sqft
Commercial Lease on 0.78 Acres

TBD, Trenton, TX

LIVE & WORK OPPORTUNITY – UNIQUE MIXED-USE PROPERTY

Discover a versatile property featuring a functional warehouse space of approximately 1,075 sq. ft. paired with an attached approximately 500 sq. ft. private living-office area. Ideal for an owner-operator, small business, or investor seeking a convenient live-work setup.

The warehouse offers flexible use options suitable for a variety of business needs.

The separate attached living space includes 1 bedroom, 1 full bathroom, and an office, offering the convenience of on-site living or a dedicated workspace. The unit is move-in ready

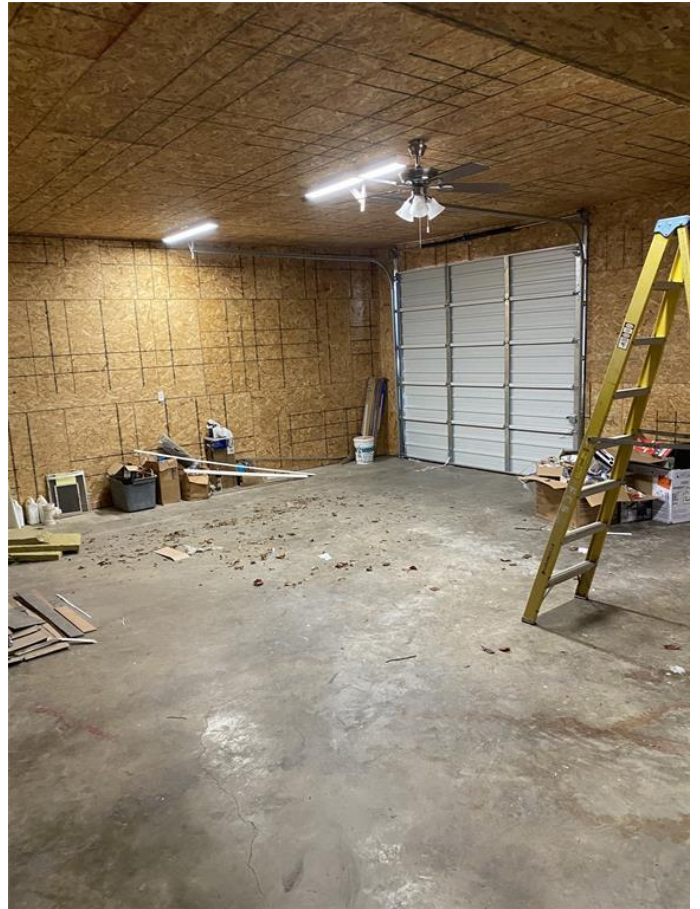
An excellent opportunity to combine residential and commercial functionality with one payment covering both spaces.

Tenant and Tenant's Agent to verify all information, measurements, zoning, permitted use, and suitability for intended purpose.

Built in 2025

Essential Information

MLS® #	21099891
Price	\$1,800



Bathrooms	0.00
Square Footage	1,641
Acres	0.78
Year Built	2025
Type	Commercial Lease
Sub-Type	Warehouse
Status	Active

Community Information

Address	502 Augustus Street
Subdivision	TBD
City	Trenton
County	Fannin
State	TX
Zip Code	75490

Amenities

Utilities	City Sewer, City Water
Garages	Gravel

Interior

Heating	Central
# of Stories	1
Stories	1

Exterior

Lot Description	Interior Lot
Roof	Metal
Construction	Steel Siding
Foundation	Slab

Additional Information

Zoning	Mixed-Use Commercial/Residential
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Listing Details

Listing Agent	Patrick Minarovich
Listing Office	Avignon Realty



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