

Office Building for Sale

602 S Broadway Ave, Tyler, TX 75701

5,091 SF | \$475,000



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PROPERTY OVERVIEW

Located at the corner of Houston & Broadway in Tyler's Adaptive Reuse District, this $\pm 5,091$ SF converted historic residence offers flexible office space just steps from Downtown Tyler. The building features multiple bathrooms, two kitchens, multiple access doors, and ample on-site parking, with an adjacent lot providing room for expansion or additional parking. Original architectural character — including a pressed-tin ceiling, hardwood floors, and an open staircase — pairs with a prime location near CHRISTUS Trinity Mother Frances Health System and UT Health East Texas, making this a compelling owner-user or investment opportunity in one of Tyler's most active corridors.



602 S BROADWAY AVE

Building Highlights

- ±5,091 SF converted historic residence, zoned AR (Adaptive Reuse District)
- Located at the corner of Houston & Broadway, walking distance to Downtown Tyler
- Multiple bathrooms, two kitchens, and multiple access doors
- Ample on-site parking, plus an adjacent lot for expansion or extra parking
- Original character: pressed-tin ceiling, hardwood floors, open staircase
- Flexible for office, creative office, or adaptive-reuse commercial use
- Close proximity to CHRISTUS Trinity Mother Frances Health System and UT Health East Texas
- 664 businesses and 3,196 dwellings within a 1-mile radius
- Average household income of \$72,882 within 3 miles
- Strong opportunity for an owner-user or investor in Tyler's Broadway corridor

5,091 SF

TOTAL BUILDING

1965

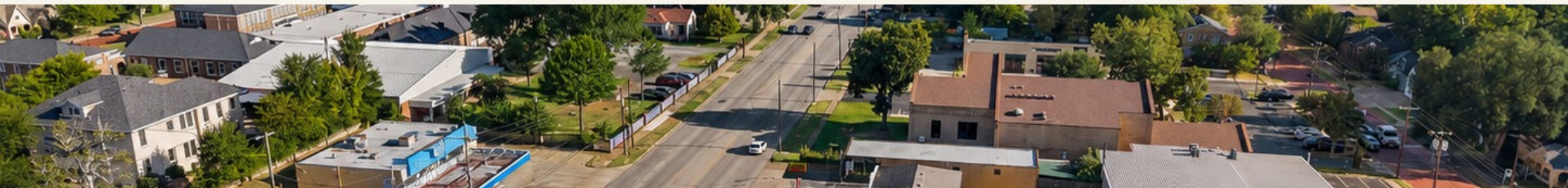
YEAR BUILT

AR

ZONING

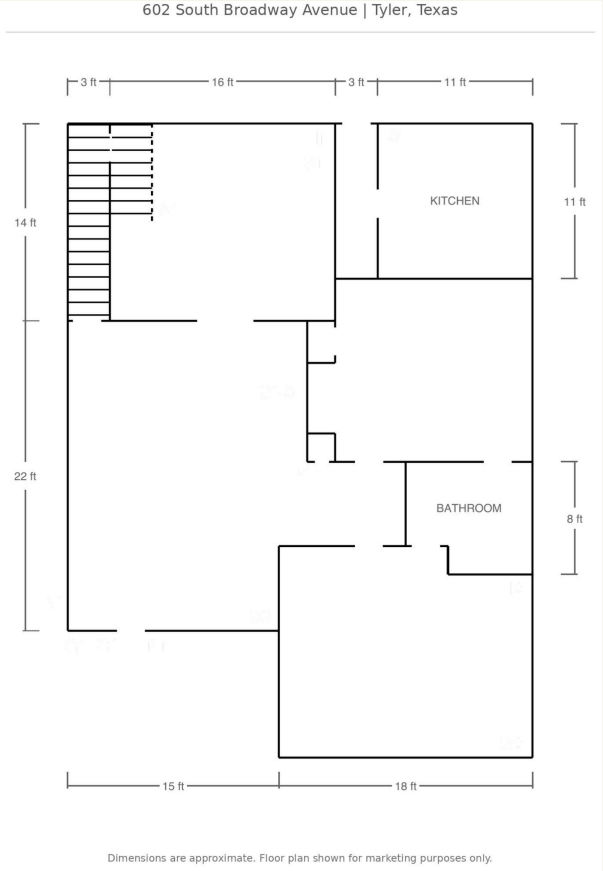
\$475,000

ASKING PRICE

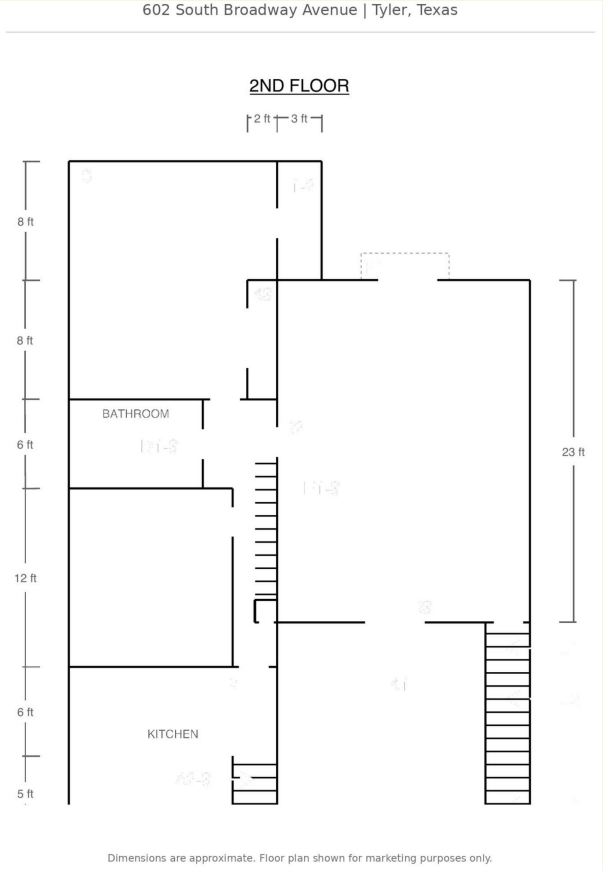


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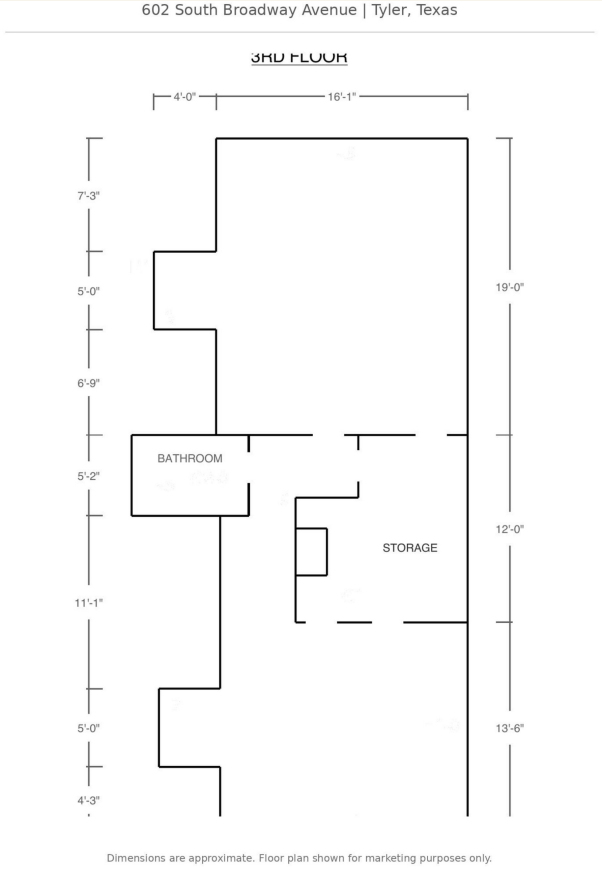
Floor Plans



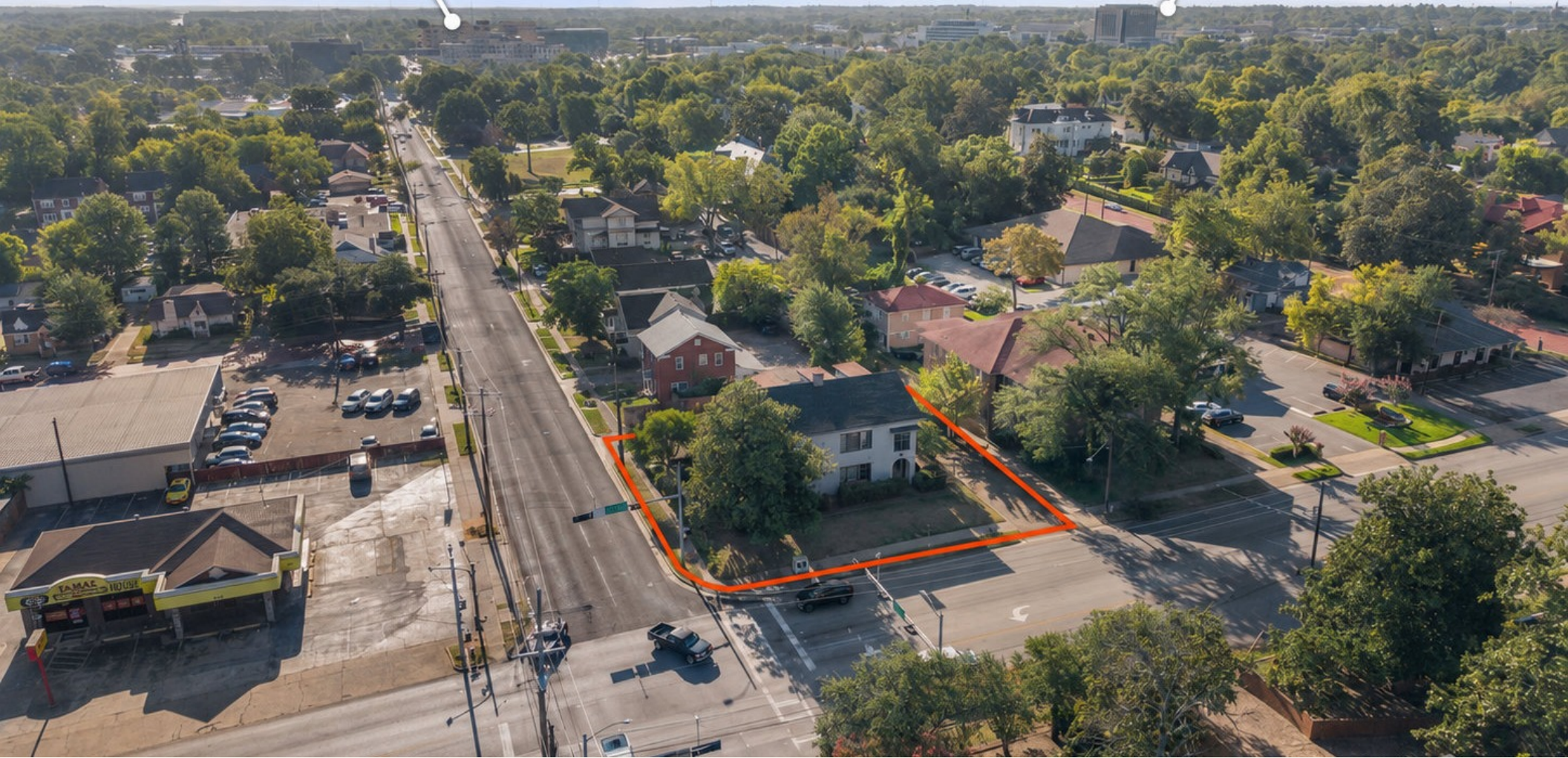
1st Floor



2nd Floor



3rd Floor



IHRIG
PROPERTIES

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