

**For Sale** on Market

# \$185,000

Call 7138840322 Today!

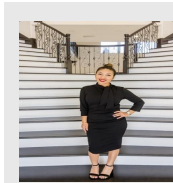
## 738 COMMERCE STREET, BRYAN, TX 77803

3 BEDS, 3 FULL BATH(S)

One-of-a-kind mini ranchette situated on over 3/4 of an acre within the city limits, offering rare space, privacy, and convenience just minutes from vibrant downtown Bryan. This 3-bedroom, 3-bath home features updated bathrooms with designer tile, along with fresh flooring, fresh paint, and updated countertops throughout. The expansive lot provides endless possibilities while still being close to shopping, dining, and everyday amenities. Enjoy outdoor living on the private back deck surrounded by mature trees, plus a carport with an attached workshop complete with power and a work sink, an additional 220V outlet for heavier equipment, a dedicated laundry room with connections, and ample parking. Currently leased through May at \$1,395 per month, this property offers immediate income potential. Owner offering opportunity with flexibility which can lead to YOU owning a unique mini ranchette that combines privacy, space, and an unbeatable in-town location.

### GENERAL DESCRIPTION

- Subdivision:** SFA #9
- Property Type:** Single Family
- Bedrooms:** 3
- Baths:** 3 Full
- Stories:** 1
- Year Built:** 1945
- Building Sqft:** 952 /
- Lotsize:** 33,798
- MLS# / Area:** BCSREGTX-26004911



Presented By  
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Listing Broker  
NextHome Realty Solutions BCS

738 Commerce Street, Bryan, TX 77803

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