



Joe Tramonte
REALTY, INC.

2415
CHURCH

DOWNTOWN GALVESTON
17,408sf CONCRETE BLDG
3,000sf - OFFICE SPACE
3,000sf - 3BR / 3.5 BA
WAREHOUSE SPACE
3,720sf EMPTY LOT
PARKING AREAS

OFFERED AT \$2,500,000

2405 and 2415 Church

- Unique Downtown Galveston home/office building
- Robust construction with a contemporary flair
- Convenient and flexible urban living at its finest
- The building is 17,408sf with 784sf canopy (2415 Church)
- 3,720 lot w/ alley access is also included (2405 Church)
- Total lot square footage = 16,320sf
- Modern, 3BR / 3.5BA residence on 2nd floor
- Approximately 3,000sf of office space on 1st floor
- Originally purchased to develop a 12-unit condo complex
- Entertainment and dining are just steps away
- Building was constructed to withstand violent storms
- Heavy concrete foundation, concrete column supports
- Convenient, multiple entry points for deliveries
- Approximately 12,000sf of building is undeveloped
- Third-floor construction plans are available
- 51% food-to-alcohol establishment is a possibility
- Owner has not experienced any flooding since purchase

The Potential And Possibilities Are Endless:

Warehouse | Indoor/Outdoor Storage | Airbnb Options
Art Gallery | Antique Car Collection | Indoor Parking
Museum | School | Restaurant | Entertainment Complex
Civic Organization | Boutique Hotel | Mixed Use



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18,000sf Concrete Building + 3,700sf Empty Lot



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Approx 3,000sf of Modern Residential Luxury

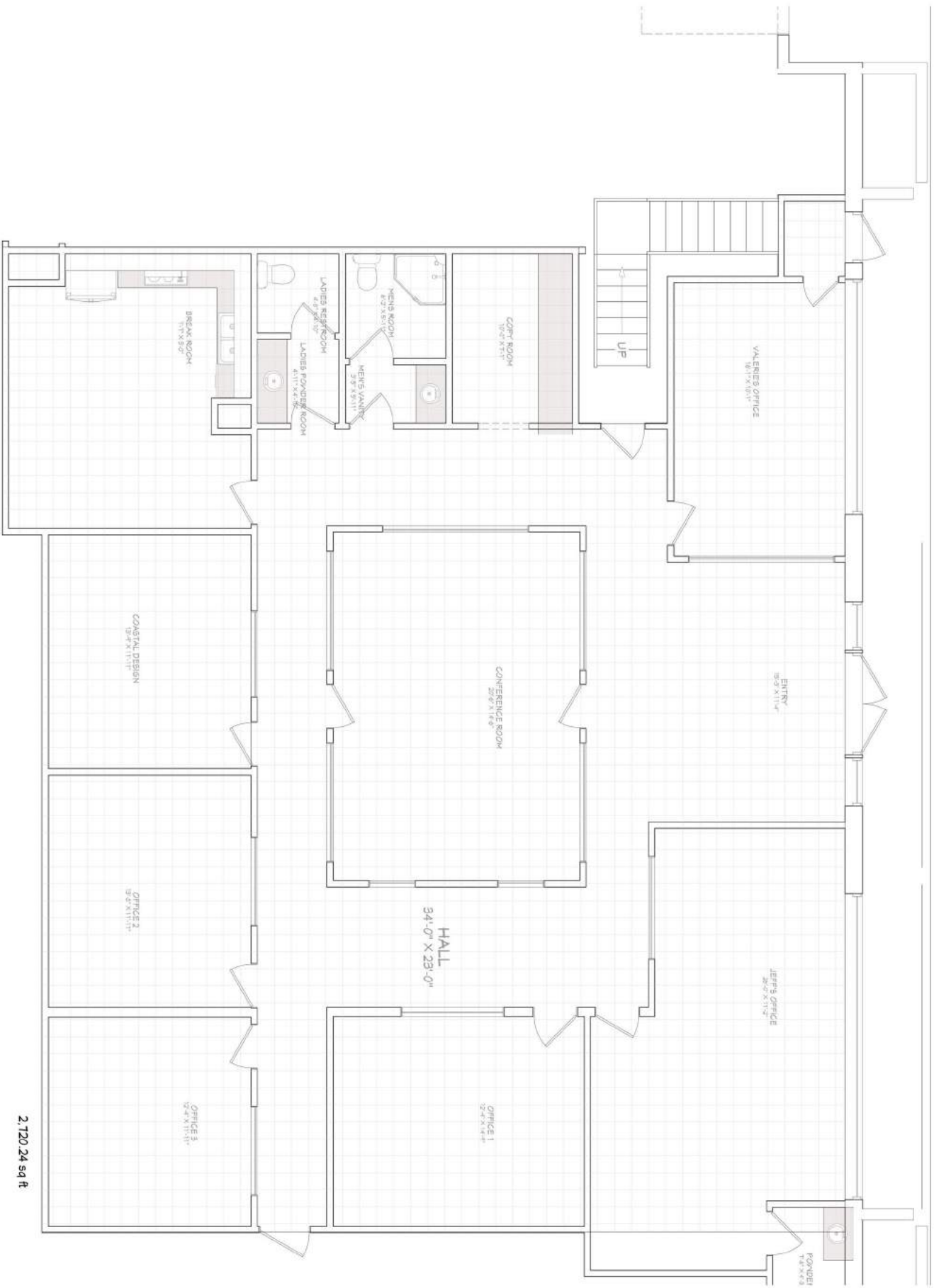


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Approx 3,000sf Office + Warehouse + Lot



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2,120.24 sq ft

LIVING AREA
1142.50 sq ft

VERSION
II

REVISION
DATE
5/13/2024
SHEET NUMBER

1ST FLOOR PLAN PRESENTATION

Jeff and Sherry Ehrich
2415 Church Street
Galveston, Texas, 77551



Renderings For 12 Unit Condo Complex Available



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