



## LEGENDARY STEAKHOUSE - DICKSON ST

### 316 W DICKSON ST - FAYETTEVILLE, AR

- Building size: 4,252 SF
- Oldest continuously owned steakhouse in town
- Walton Arts Center is across the street
- In close proximity to 2 large parking decks
- Turn key immediate income
- Essential personnel remains
- Full training by present owners
- Located in the center of the Entertainment District
- Voted best steakhouse of NWA 2024
- Can continue to operate franchise
- In walking distance to Razorback stadium & Bud Walton arena
- 5,200 CPD on Dickson St
- Zoning: MSC
- Price: \$3,850,000

### PROPERTY OVERVIEW

This is the oldest, continuously-owned steakhouse in town! Located in the center of the entertainment district. It is walking distance to Razorback Stadium & Bud Walton Arena. Famous athletes, politicians, & dealmakers have adorned the dining room walls with their autographed photographs. The Walton Arts Center is across the street. There are 2 parking decks a short walk away with public parking. Turn-key with immediate income. Essential personnel remains with full training by present owners.



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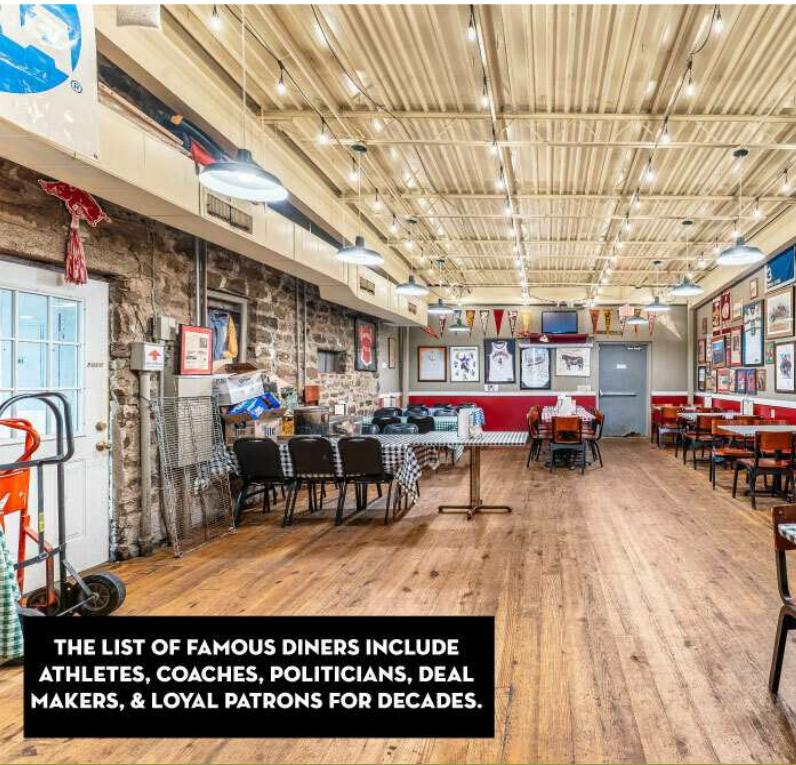
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**DOE'S STEAKHOUSE HAS BEEN A POINT OF DESTINATION FOR GREAT STEAKS FOR THE LOCAL COMMUNITY AND THOSE THAT COME TO VISIT THE NWA AREA.**



THE LIST OF FAMOUS DINERS INCLUDE ATHLETES, COACHES, POLITICIANS, DEAL MAKERS, & LOYAL PATRONS FOR DECADES.



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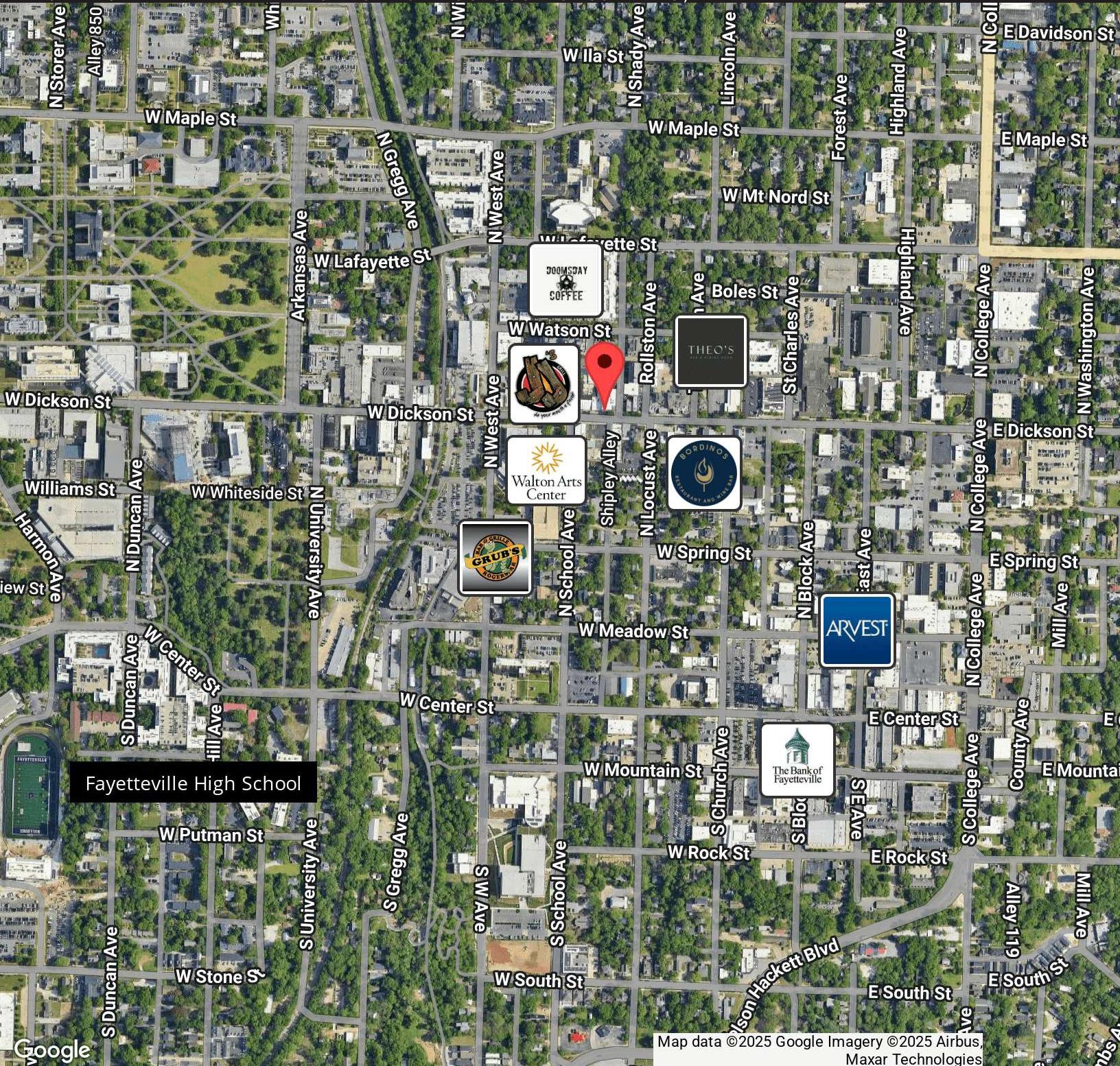
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