



100 Southpoint Lp, Livingston, TX 77351

\$2,500,000

El Burrito of Livingston

Turn-key Restaurant for Sale



Bob Burkhalter
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Listing Added: 09/30/2024

Listing Updated: Today

Details

Asking Price	\$2,500,000	Property Type	Retail
Subtype	Restaurant	Investment Type	Owner/User
Tenancy	Single	Square Footage	5,400
Price/Sq Ft	\$462.96	Cap Rate	8.57%
Occupancy Date	09/30/2024	NOI	\$214,307
Year Built	1988	Permitted Zoning	NA
Lot Size (acres)	1.207	Broker Co-Op	Yes

Marketing Description

You will not want to miss this opportunity to own one of the oldest and most successful restaurants in Livingston TX. El Burrito of Livingston was established in 1984 by Anneta Jo Ennis Cain and still owned and operated by her family.

This turn-key Restaurant for Sale spans approximately 5,400 square feet and is located on a spacious +/- 1.207-acre lot on the busy Hwy 59/169 corridor with room to expand to have an indoor/outdoor dining space. Owning the real estate provides long-term security and flexibility, ensuring you have control over your property and shielding you from escalating rental costs. It's an investment that provides stability and the potential for future growth.

The Restaurant boasts a generously sized dining room that creates an inviting atmosphere and a fully equipped commercial kitchen.

Located in Livingston Tx., the Polk County seat. Livingston and Polk County are growing fast. You have the opportunity to grow with this amazing community.

Location (1 Location)



Property Photos (19 photos)

