

NOW LEASING

# READY TO COOK.

1718 S. Ewing Ave · Dallas, TX 75216

PLUG & PLAY COMMERCIAL KITCHEN + STOREFRONT

**700**

SQUARE FEET

**MG**

MODIFIED GROSS LEASE

# A fully equipped kitchen ready for your next chapter.

Skip the buildout. Skip the headaches. This 2nd-generation restaurant space comes loaded with commercial equipment — just bring your concept and start operating. Ideal for operators who value speed to occupancy, private kitchen control, and multi-channel revenue from day one.



## EQUIPMENT INCLUDED

- Commercial fryer battery with vent hood system
- Reach-in refrigeration & glass-door cooler
- Stainless prep tables & shelving
- 3-compartment sink (Wash / Rinse / Sanitize)
- Food warmers
- POS station & cash drawer
- Private parking lot with outdoor seating

## IDEAL FOR

CATERERS

FOOD TRUCKS

GHOST KITCHENS

PICKUP / DELIVERY

COMMISSARY USERS

NONPROFITS

LOCAL OPERATORS

BAKERIES

## WHY THIS SPACE

- No buildout — existing restaurant infrastructure
- Fixed monthly cost, limited variable expenses
- Private control vs. shared commissary
- Neighborhood storefront for walk-ins, curbside, delivery & online sales
- South Dallas growth corridor

## LEASE TERMS AT A GLANCE

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### ASKING RENT

Contact Broker for Pricing

### PREFERRED TERM

3–5 Years (longer negotiable)

### LEASE TYPE

Modified Gross

### PERMITTED USE

Restaurant, Catering, Commissary, Delivery

## SCHEDULE A TOUR TODAY

This space won't last — reach out now to schedule a walkthrough

EXCLUSIVE LISTING AGENT

**DOMINIC GREEN**

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