




## Prime Turnkey Restaurant & Real Estate for Sale – \$2.8M

A rare opportunity to own a **fully operational restaurant and the real estate** in a prime Dallas location! Situated at **4535 Maple Ave, Dallas, TX 75219**, this **2,750 sq. ft.** building sits on a **17,300 sq. ft.** lot with **27 parking spaces**. Rebuilt in **2021**, this modernized establishment offers top-tier amenities and is strategically located near **World Trade Center, Infomart, Market Hall, UT Southwestern Medical Center, Children's Hospital, and American Airlines Center**, ensuring consistent traffic and a strong customer base.

### Key Features:


- ✓ **Turnkey Business & Property Included:** Established since **1996**, generating **\$1,050,000** in annual sales
- ✓ **Spacious Dining & Bar Areas:** Seating for **110 guests** with **two full-service bars**
- ✓ **Fully Equipped Kitchen:**
  - **30-ft vent-a-hood**
  - **400 sq. ft. walk-in cooler** (new)
  - **150 sq. ft. walk-in freezer** (new)
  - ✓ **Prime Location & High Visibility:** Surrounded by major business hubs and medical centers

### Investment Highlights:

-  **Price:** \$2.8 million (includes both the business and the real estate)
-  **Due Diligence Period:** 30 days
-  **Closing Period:** 30 days

For inquiries and private showings, contact:

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Don't miss this exceptional opportunity to own a thriving, turn-key restaurant along with the property in one of Dallas' most sought-after locations!