



COMMERCIAL

# INCREDIBLE INVESTMENT OPPORTUNITY. SKY IS THE LIMIT

471 State Highway 67 – Graham, TX



STEPHEN  
REICH GROUP  
WILLIAMS TREW REAL ESTATE

WilliamTrew<sup>☆</sup>  
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

LISTED BY **STEPHEN REICH GROUP** OF WILLIAMS TREW REAL ESTATE

# PROPERTY SUMMARY

## DESCRIPTION

Incredible Investment opportunity in Graham Texas. This multiple use facility features a gorgeous Air B & B with 3 bedrooms. It is adjoined by a fabulous bar area, that even though they are under the same roof, they have totally separate entries. Outside the bar there is a stage area, and multiple different areas to enjoy a cocktail and live music. Buyer has the potential to create all sorts of venues. This could be opened back up as a bar and music venue, it also has great potential for a wedding venue. The sky is the limit with a little imagination!

## LOCATION

CITY	Graham
County	Young
Road Frontage	FM Road

## OFFER SUMMARY

List Price	\$695,000
Lot Size	2.696 Acres
Utilities	Co-op Water, Propane

## HIGHLIGHTS

- GORGEOUS 3 BEDROOM AIR B & B
- 6,855 SF
- MULTIPLE USE FACILITY
- POTENTIAL FOR WEDDING VENUE
- SEPARATE ENTRIES
- BAR & MUSIC VENUE

## LISTING PRESENTED BY:



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**PROPERTY WEBSITE LINK:**  
**[stephenreichgroup.com/20657205](http://stephenreichgroup.com/20657205)**





PROPERTY PHOTOS





# PROPERTY PHOTOS



STEPHEN REICH – 817.597.8884



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# AERIAL



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# LOCATION MAP

