

## 806 PIZZA HOUSE - BUILDING

This is the blue print of the 806 Pizza House. Everything had been built matching those drawings beside one thing. The stucco on the building had been upgraded to brick veneer (Santa Fe red & creamy)

### **Description:**

- 3760 sq ft
- Parking ratio 13.71/1,000SF
- Year Built 2021
- Brick building 100%
- 2 oversized electrical circuit breaker panels
- 2 awnings signage (53'&58')
- Oversized drive thru with high ceiling 16'
- Fountain drink area with double insulated exterior doors for servicing
- Double entry doors
- 16' high ceiling at the dinning area
- 4 - 5 ton AC / Heater unit
- Drop ceiling inside the entire kitchen
- Great spacious office (15x22) with a private restroom
- 2000 gallons grease trap with easy service
- Landscaping
- 6 - 20' LED parking lot (doubles)
- Parking asphalt & concrete
- Lots of concrete with footage for future expansion for the dinning area and the kitchen
- 11 windows for the dinning are with 10 -75" TV
- Epoxy flooring in the kitchen
- Hardwood Italian floor in the dining area, office and part of the kitchen.
- 2 full size restrooms and one private restroom for the office
- TPO roof 40 m
- Lot size 1.02 acre divided in 50/50
- Empty lot is a commercial lot without ANY easement

- Private utility easement feeding both lot with Water, Gas, Electricity, Cable, Internet & Sewer
- Island lot surrounded by Kermit Dr west, 13th street south, parking lot north & parking lot east
- Fenced storage area behind the building (1000sq ft)
- Private oversized dumpster fenced
  
- Best location in town. Right off Interstate 27 & Highway 70. Located right by Walmart, McDonald's, Burger King, Taco Bell, Chicken Express, Chili's, movie theater, Subway

**Price:**

- Building + Lot + Business (equipment) \$1.65M
- Building + Lot \$1.45M
- Building + Business (equipment) \$1.45M
- Building ONLY/Empty \$1.25M
  
- **Survey 2019 available**
  
- **Re-Plat 2019 available**