



**218 N MAIN ST  
ROCKDALE, TX  
\$399,000**

Kathryne Roddam  
979-324-6891  
katsellstx.com

### ABOUT THE PROPERTY

Here's your chance to own a piece of Rockdale's History. Located in the heart of downtown Rockdale, Cliff's Tavern is a well-loved local gathering spot know for its welcoming atmosphere, great drinks, and lively entertainment. This established business features prime location, turnkey set-up, established clientele, & expansion potential. Don't miss this chance to make your mark in downtown Rockdale!

### PROPERTY FEATURES

- Spacious Indoor & Outdoor Seating
  - High Foot Traffic Area
  - Versatile Space
- Excellent Investment Opportunity:** A prime location with high return potential for future growth, development, or repurposing.

