

3,682 SF FOR SALE

BERTHOLF
COMMERCIAL REAL ESTATE

1721 S ARMSTRONG AVE | DENISON, TX 75020



TERRIN BERTHOLF

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118 W Chestnut St | Denison, TX 75021

PROPOERTY INFORMATION



- Opportunity to own an income producing restaurant building in Denison, TX.
- Tenant in place paying \$7,250 / month until May of 2027.
- Updates done in 2021 include all structural componets, roof, walls, windows, floors, HVAC, plumbing, wiring, and three phase power.
- The dining room seats over 60 people, with additional seating of 110+ on the private covered patio.
- Comes with adjavent parking lot totaling 50 parking spaces.
- Located on Armstrong Ave and less than 2 miles from US-75.
- Kickback's Backyard is highly regarded Denison restaurant, boasting a 4.8 star rating on Google from over 350 reviews.
- \$1,080,000

PHOTOS



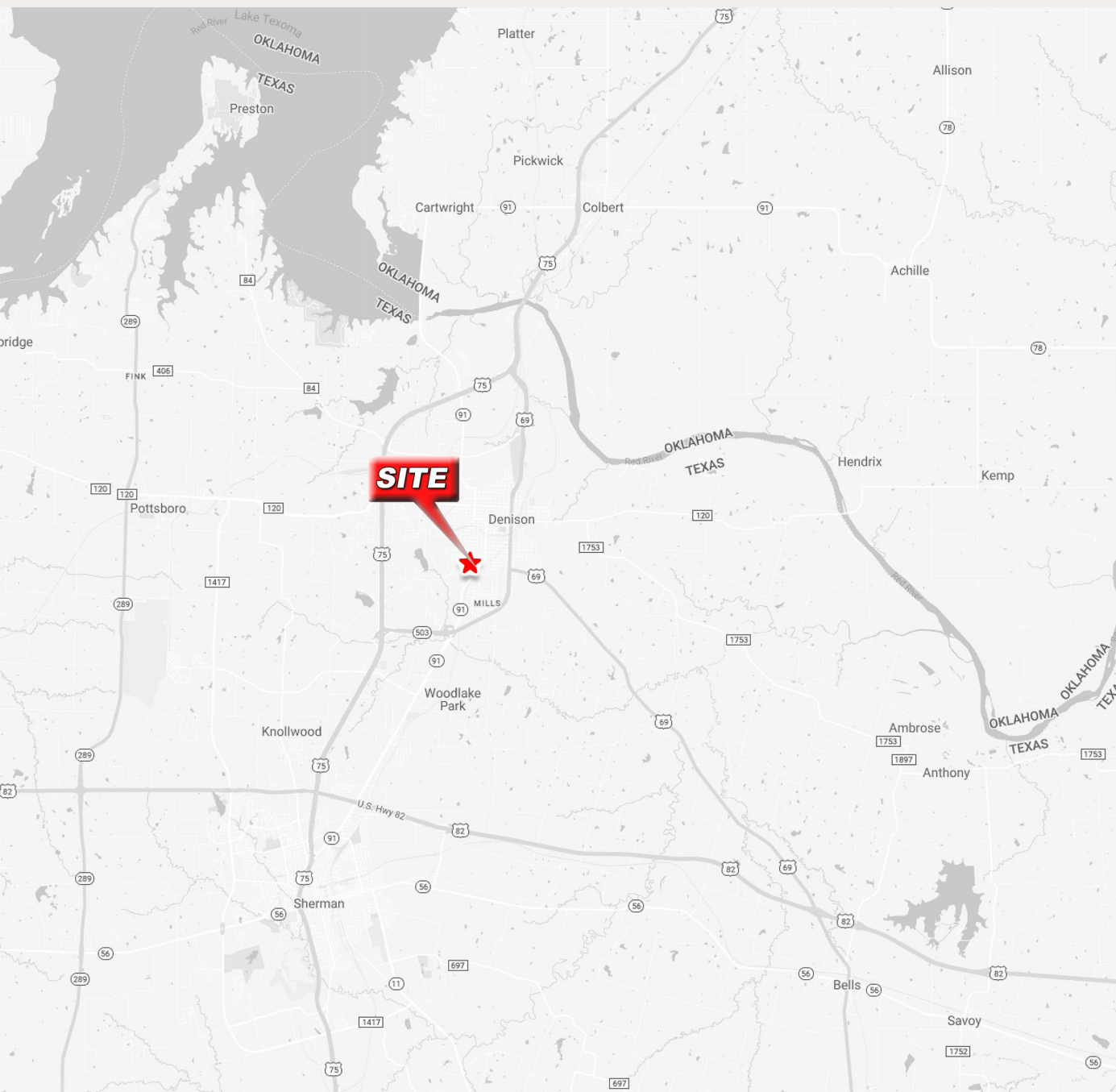
PHOTOS



AERIAL



DEMOGRAPHICS



POPULATION

6,656
within 1 mile

26,851
within 3 miles

33,190
within 5 miles



HOUSEHOLDS

2,657
within 1 mile

10,878
within 3 miles

13,381
within 5 miles



AVG HH INCOME

\$84,027
within 1 mile

\$83,115
within 3 miles

\$87,775
within 5 miles

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DISCLAIMER

The information contained herein was obtained from sources believed reliable; however, Bertholf Commercial Real Estate or its agents makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Terrin Bertholf Designated Broker of Firm	649544 License No.	terrin@bertholfcre.com Email	903.267.1573 Phone
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____