



FOR SALE OR LEASE

High Visibility Property in Taylor,
Texas - 2,615 SF

LEASING INFORMATION

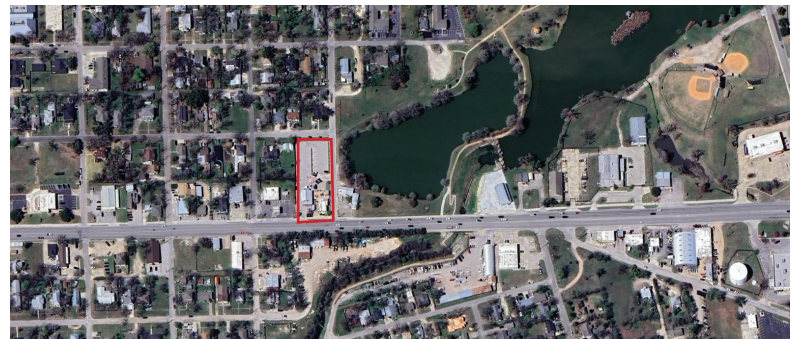
- Building 1 (1,667 SF)
\$3,500 per month plus triple net expenses
- Building 2 (948 SF)
\$2,500 per month plus triple net expenses
- Both Buildings
\$5,500 per month plus triple net expenses
- Food Trailer Space
\$1,000 per month plus utility costs

SALE INFORMATION

\$1,499,999.00

1119 N. MAIN STREET, UNITS 100 & 200 TAYLOR, TEXAS 76574

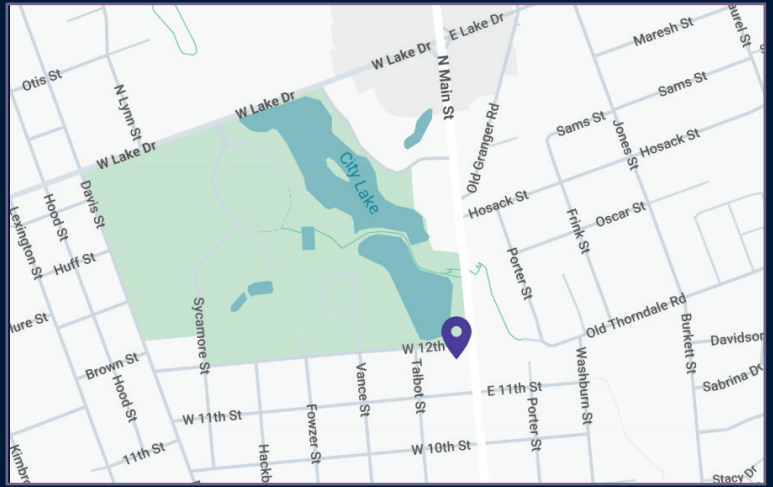
1119 N. Main Street presents an exceptional opportunity for seasoned restaurant and bar operators to establish a presence in one of Taylor's most prominent locations. Situated along the sought-after N. Main Street, this property is conveniently located near downtown and adjacent to Murphy Park, City Lake, and Memorial Football Stadium. The extensively renovated space features approximate 2,615 square feet of interior area, complemented by a spacious 2,880 square foot patio that includes a covered stage and fire pit. Recently updated, the property underwent a comprehensive renovation that revitalized the interior and enhanced the patio, bars, and restrooms. Additionally, it offers a dedicated parking lot for the two buildings on-site, ensuring ample parking for patrons. Among the many attractive features, the food trailer, built-in decking, onsite covered stage, and expansive outdoor patio stand out, providing limitless possibilities for creative ventures.



1119 N. Main Street, Units 100 & 200, Taylor, Texas 76574

AMENITIES

- .98 Acres (40,481 SF - 300' d x 135' w)
- Building 1 = 1,667 SF
- Building 2 = 948 SF
- Patio = 2,880 SF
- 4 restrooms
- Two bars and two offices
- Outside patio with stage and fire pit
- Wrap around covered porch
- 65 parking spaces
- On-site dumpster enclosure
- Largest flagpole in Taylor, Texas



BUILDING ONE



BUILDING TWO



BUILDING ONE INTERIOR



BUILDING TWO INTERIOR



BUILDING ONE - WRAP AROUND COVERED PORCH



PATIO AREA - FIRE PIT & STAGE



LARGEST FLAGPOLE IN TAYLOR



PATIO AREA - STAGE - 16' W X 12' D



PATIO AREA - FOOD TRAILER SPACE



COMPASS

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