

# INCREDIBLE INVESTMENT OPPORTUNITY. SKY IS THE LIMIT

471 State Highway 67 - Graham, TX





### 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

#### **OFFER SUMMARY**

CITY	Graham	List Price	\$995,000
County	Young FM Road	Lot Size	2.696 Acres
Road Frontage		Utilities	Co-op Water, Propane

#### HIGHLIGHTS

- · GORGEOUS 3 BEDROOM AIR B & B
  - MULTIPLE USE FACILITY
    - · SEPARATE ENTRIES

- · 6,855 SF
- POTENTIAL FOR WEDDING VENUE
  - · BAR & MUSIC VENUE

#### LISTING PRESENTED BY:



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PROPERTY WEBSITE LINK: stephenreichgroup.com/20657205



## PROPERTY PHOTOS















## PROPERTY PHOTOS

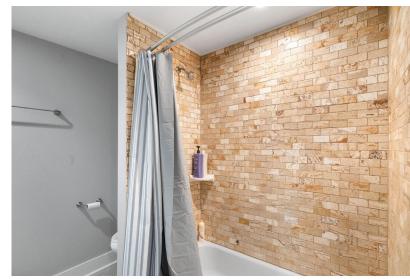
















## LOCATION MAP

