

FOR SALE – Operational Restaurant

4000 Lincoln Avenue, Groves, TX 77619



**COLDWELL BANKER
COMMERCIAL**
ARNOLD AND
ASSOCIATES



Lincoln Avenue

39th Street

1,820 SF Building / Outdoor Dining / Development Potential

Coldwell Banker Commercial
Arnold and Associates
1 Acadiana Court
Beaumont, TX 77706

TAMMIEY LINSOMB, AGENT
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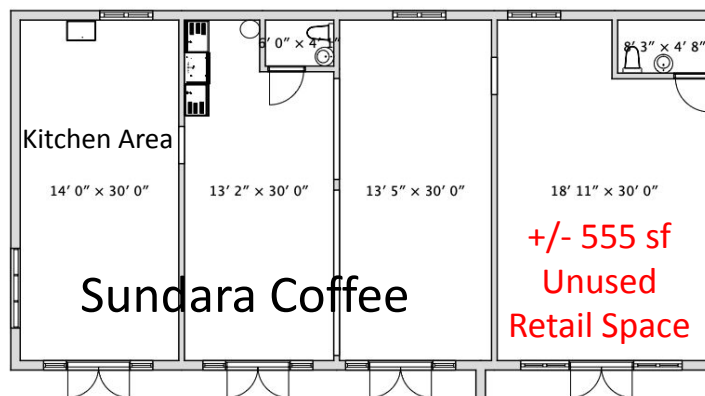
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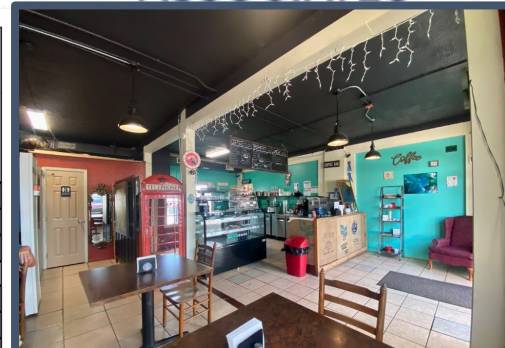
Property Information:

- Dining Area
- 2 Restroom
- Fully Operational Kitchen (Equipment Available for purchase)
- Drive Through
- Coolers/ Freezers (Available for Purchase)
- Storage Shed
- Fascia Signage
- Signalized Hard Corner
- 50' of Frontage on 39th Street
- 115' of Frontage on Lincoln Avenue
- Concrete parking and drive
- Canopy with outdoor Dining
- Well Established Business with great Following
- Vacant Space for Possible Rental Income

Sales Price: \$350,000.00



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