FOR SALE – Operational Restaurant

4000 Lincoln Avenue, Groves, TX 77619





1,820 SF Building / Outdoor Dining / Development Potential

Coldwell Banker Commercial
Arnold and Associates

1 Acadiana Court
Beaumont, TX 77706

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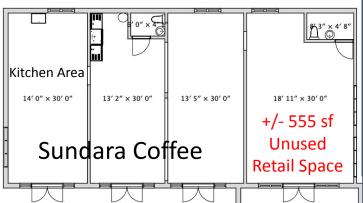
COMMERCIAL

ARNOLD AND ASSOCIATES

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



The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Coldwell Banker Commercial has not and will not verify any of this information, nor has Coldwell Banker Commercial conducted any investigation regarding these matters. Coldwell Banker Commercial makes no guarantee, warranty or representation about the accuracy or completeness of any information provided







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COLDWELL BANKER COMMERCIAL

ARNOLD AND **ASSOCIATES**



Google Earth

Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about proserage services to prospective buyers, tenants, sellers and landorss.

TYPES OF SEAL ESTATE LINESSE HOLDERS

- OKER'S WINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):
- Full the interests of the client above all others, including the broker's own interests:
- from the client of any material information about the property or transaction received by the broken
- Answer the client's outstons and present any offer to or counter-offer from the client, and

usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum dudes above and must return the camer of any registal internation about the property or transaction brown by the agent, including

witten representation agreement. A buyer's agent must perform the bruser's minimum duties above and must inform the buyer of any

- uncase with, provide opinions and advice to, and carry out the maturcions or each party to the transaction
- Built not, unless specifically authorized in system to do so by the party discloser
- that the curren will accept a price less than the written asking price
- that the buyer tenant will pay a price greater than the once superitted in a written offer and

- The bester's states and responsibilities to you, and your statestors under the representation agreement.
- Who all pay the broker for services provided to you, when payment all he made and how the payment all be calculated

Cultivat Suntar Consverses Armore and Assumption.	0818703	shartgcbcass.com	(405)833-5058
Licensed Broker Broker Firm Name or Primary Assumed Business Name	License No.	Enel	Phone
Designated Broker of Firm Sheet Actions	License No. 6416241	Email shertgeboass.com	Phone (403)633-9035
Ucersell Dupervisor of Dales Agenti	License No.	Enel	Phone
Earteniey Linecomb	331461	famininggotcass.com	(400)833-5035
Seles Agenti Associate's Name	License No.	Enst	Phone
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