

109/111 S. Main Street Irving TX 75060



972-259-1123

info@gloryhousecatering.com

ABOUT THE PROPERTY

109 S. Main Street was purchased by the current owner in 2001. 111 S. Main St. was purchased by the current owner in 2007. The two properties were combined to make an event venue. The new owner can choose to keep the property as one, or separate into two as the plat allows for either option. The property underwent a massive renovation in 2019 and overall, the property is in fantastic shape.

SUGGESTED USES FOR PROPERTY:

RESTAURANT

With table seating for 80+ guests

CATERING COMPANY

The property can be used for a restaurant with the addition of a catering kitchen for delivery catering

GHOST KITCHEN

A virtual restaurant, also known as a ghost kitchen, cloud kitchen or dark kitchen, is a food service business that serves customers exclusively by delivery and pick-up based on phone and online ordering

COMMISARY KITCHEN

A commercial kitchen in which established food services can rent to prepare and store food.

EVENT VENUE



A gorgeous event venue for hosting private events for up to 100 guests.

OFFICE SPACE

There is plenty of room for multiple offices in this property

MANY OTHER OPTIONS

This property has many potential uses or any combination of uses



ADDITIONAL INFORMATION ABOUT THE PROPERTY

THERE NEW ACQUISITIONS ON THIS STREET, PROPERTIES ARE FOR LEASE AND NEW RESTAURANTS ARE MOVING IN. THESE ARE SOME CURRENT RESTAURANTS/RETAIL WITHIN A THREE BLOCK RADIUS:

- ROCKING CRAB SEAFOOD RESTAURANT- NEWLY OPENING
- VILLAS BRIZALIAN GRILL
- THE PADACK LAU THAI RESTAURANT
- LA SURENITA
- LEON NUEVO TORTILLA FACTORY
- GRIFFS HAMBURGERS
- STARBUCKS

THE PROPERTY IS ZONED AS A COMMERCIAL CATERING COMPANY, RESTAURANT, VENUE.

THERE IS AN ALCOHOL SALES OVERLAY THAT ALLOWS THE NEW OWNER TO SELL ALCOHOL, BEER AND WINE WITH THE REQUIRED TABC LISCENSES.

HERITAGE PARK, A CITY PARK IN THE HEART OF IRVING, IS ONE BLOCK FROM THE PROPERTY. THE CITY HAS INVESTED WELL OVER \$8 MILLION DOLLARS IN THE PARK RECENTLY AND OFFERS A SERIES OF EVENTS THAT BRING THOUSANDS OF PEOPLE TO THE AREA THROUGHOUT THE YEAR.

THE CITY OF IRVING HAS ALSO INVESTED ADDITIONAL MILLIONS OF DOLLARS IMPROVING IRVING BLVD. WITH SLOWED TRAFFIC, PARKING, LIGHTING, LANDSCAPING, DECORATIVE PAVING, NEW UPDATED WATER SERVICES TO ACCOMMODATE HOUSING GROWTH, BIKING LANES, ETC. IRVING BLVD. & MAIN STREET ARE THE CENTRAL LOCATION OF ALL THESE IMPROVEMENTS.

THERE ARE SOME CODE UPGRADES REQUIRED BY THE CITY OF IRVING FOR A SECOND GENERATION RESTAUNT OWNER. THE CURRENT OWNER HAS A GREAT RELATIONSHIP WITH THE CITY OR IRVING AND CAN SETUP ASSIST WITH THE INFORMATION AND REQUIRMENTS FOR CODE UPGRADES IF NEEDED.

ADDITIONAL SALE ITEMS

- A FULL COMMERIAL KITCHEN ALONG WITH ALL THE EQUIPMENT CURRENTLY IN THE PROPERTY
- VENUE EQUIPMENT SUCH AS TABLES, CHAIRS, DÉCOR
- OFFICE FURNITURE AND ART
- CATERING ITEMS HARDWARD AND SUPPLIES
- **IF INTERESTED, PLEASE REQUEST A DETAILED LIST OF ALL ITEMS FOR SALE IN THE PROPERTY INCLUDING DETAILED PRICING**