



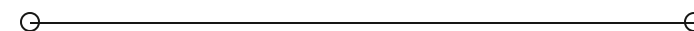
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SALE

2nd Gen Restaurant at UNT Entertainment Hub

119 AVENUE A

Denton, TX 76201

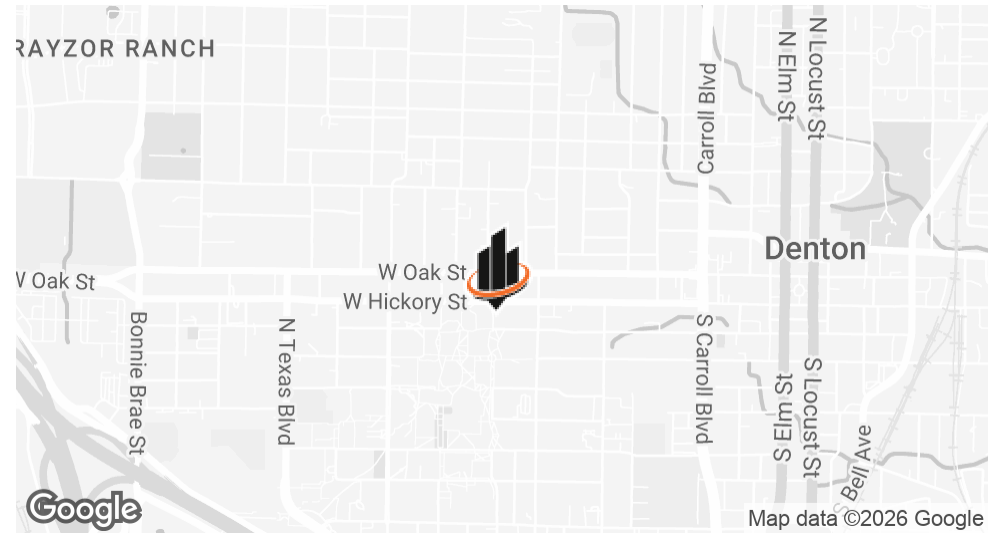


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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$590,000
BUILDING SIZE:	1,600 SF

PROPERTY DESCRIPTION

1,600 sq. ft. second-generation restaurant space available for sale in a prime Denton location. Existing infrastructure is in place — including hood systems and commercial kitchen buildout — Ideal for an independent restaurant, fast casual concept, café, or food & beverage operator looking to enter the Denton market with a ready-to-operate space.

PROPERTY HIGHLIGHTS

- 2nd Gen Restaurant in great shape
- In the Heart of UNT Restaurant and Bar District
- Move In Ready

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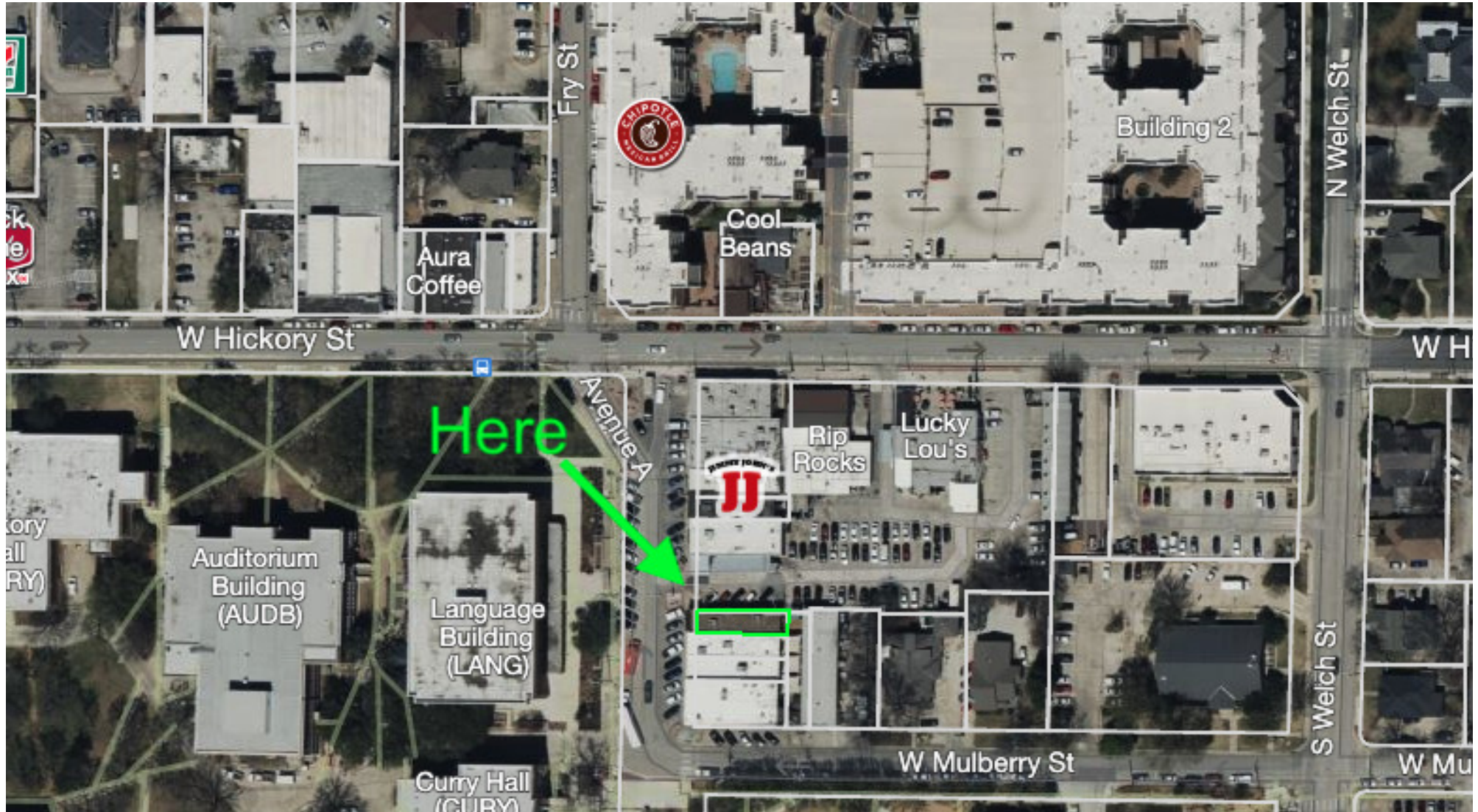
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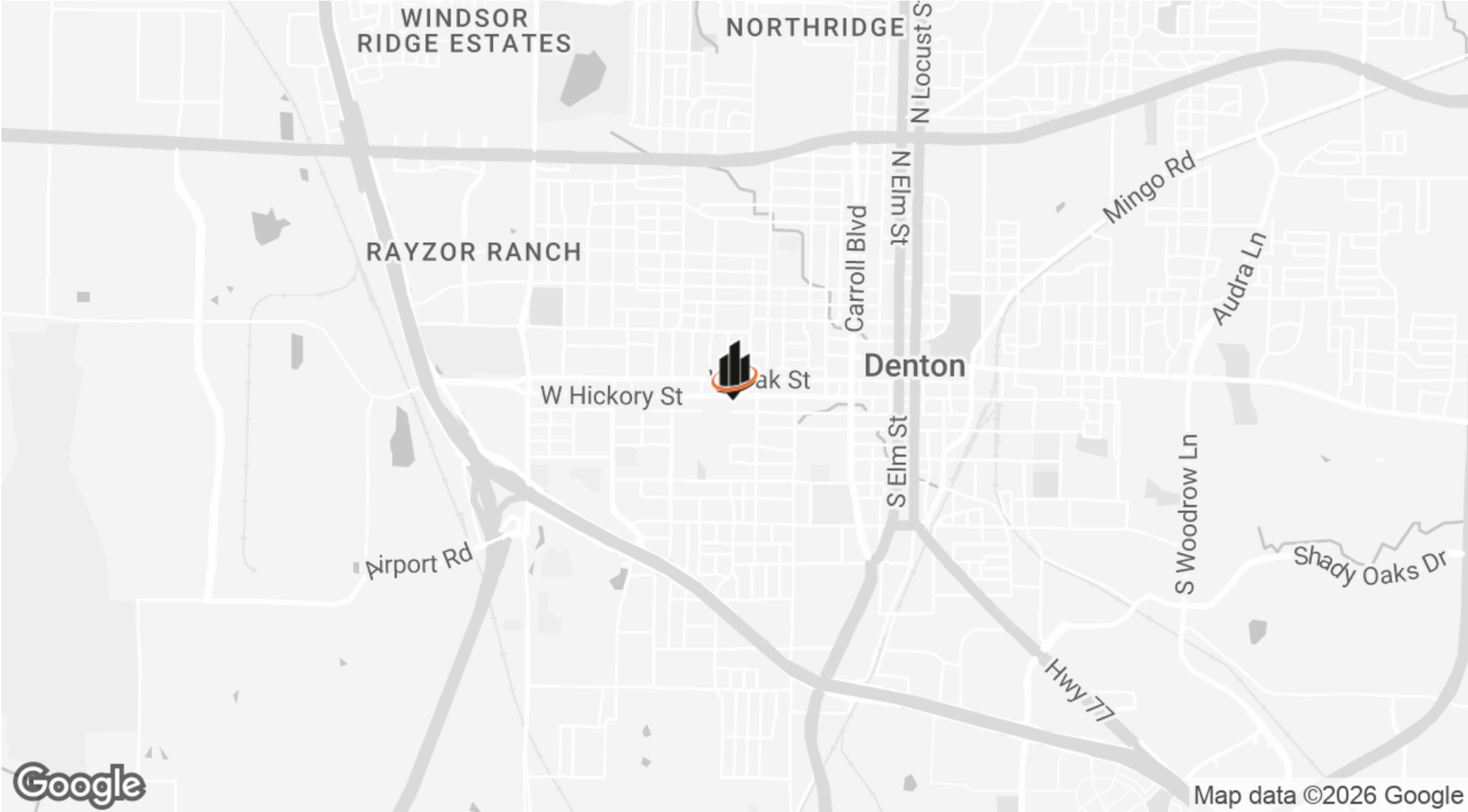
AERIAL PHOTO



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LOCATION MAP



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MEET THE TEAM



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