

TURN-KEY RESTURANT FOR LEASE

**BERKSHIRE
HATHAWAY**
HOMESERVICES
TEXAS REALTY



Location:
1605 East Oltorf & IH-35
Austin, Tx 78741

Size: +/- 4,768 sqft

Price: \$25 sqft base +NNN

Zoning: GR-NP

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3303 Northland Dr., Suite 100
Austin, Texas 78731
512.483.6000
www.bhhstxrealty.com

Allan W. Hanson MBA
Director Commercial Division
512.417.5713 Mobile
allan.hanson@BHHSTxRealty.com

Mark Mellon-Werch
Broker Associate
512.771.4089 Mobile
mark.mellonwerch@BHHSTxRealty.com

ABOUT

Are you seeking the ideal location to launch or expand your restaurant business? Look no further!

This is a rare opportunity to lease a well-established restaurant and bar in one of Austin's most sought-after locations.

Spacious and Versatile. With ample seating capacity and a versatile layout, the restaurant can accommodate a range of dining setups, from intimate dinners to large gatherings. The space is perfect for hosting events, parties, and special occasions.

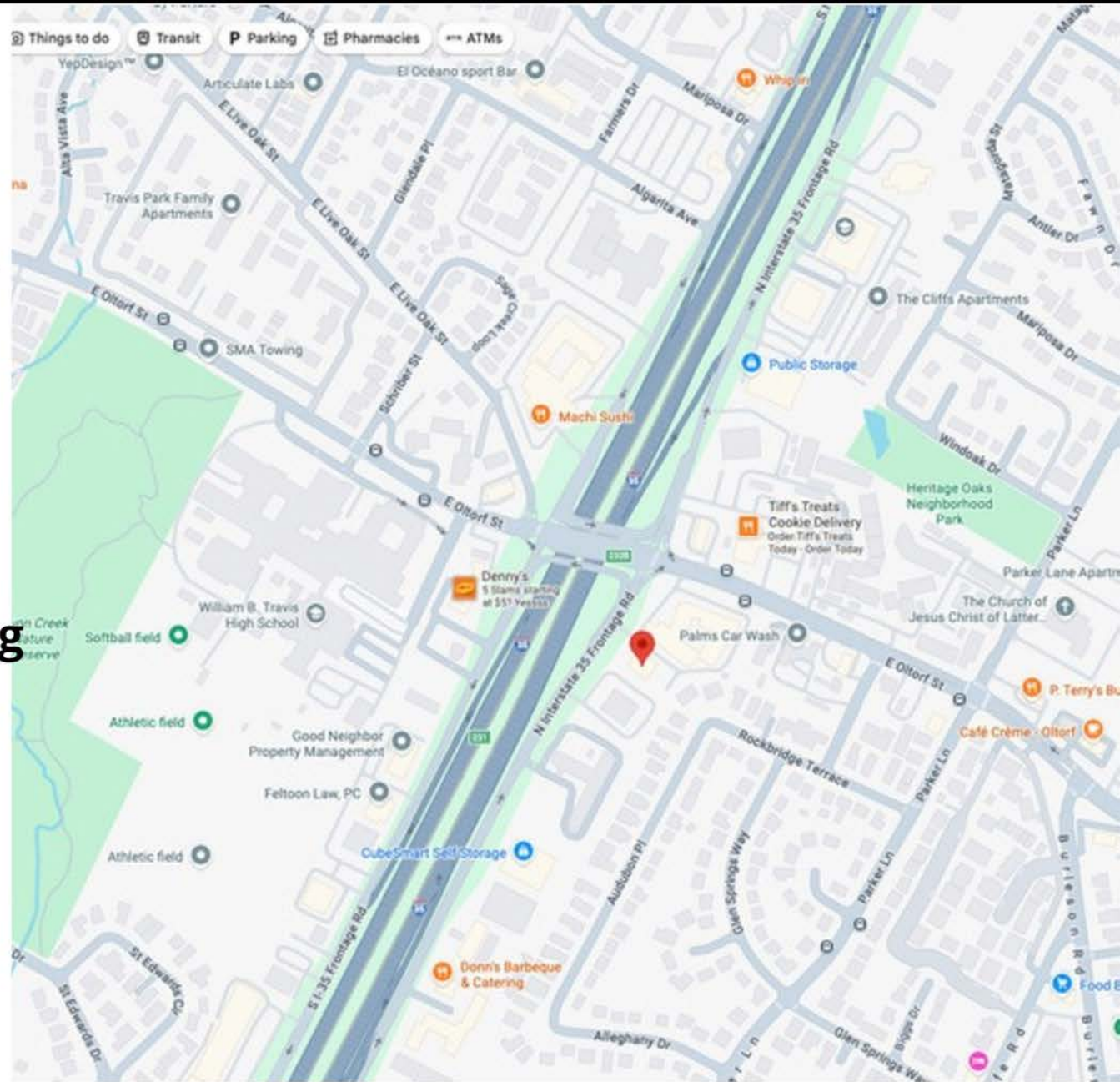


LOCATION - 1605 East Oltorf St.

- *Prime corner location*
- *South IH-35 access*

Situated in the heart of Austin, the restaurant and bar offers prime visibility with high foot traffic.

This bustling area is known for its lively atmosphere, attracting both locals and tourists alike.



Bar and Dining Area

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Allan Hanson

Director of Commercial Division

ahanson@bhhstx.com

512.417.5713

www.ahanson.bhhstx.com


Mark Mellon-Werch

Broker Associate - Commercial Division

mmellonwerch@bhhstx.com

512.771.4089

www.mmellonwerch.com



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- ☒ **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- ☒ **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- ☒ Put the interests of the client above all others, including the broker's own interests;
- ☒ Inform the client of any material information about the property or transaction received by the broker;
- ☒ Answer the client's questions and present any offer to or counter-offer from the client; and
- ☒ Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- ☒ Must treat all parties to the transaction impartially and fairly;
- ☒ May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- ☒ Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- ☒ The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- ☒ Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Berkshire Hathaway Texas Realty Licensed Broker /Broker Firm Name or Primary Assumed Business Name	523750 License No.	Rick.Ellis@bhhstxrealty.com Email	512-483-6000 Phone
Rick Jenkins Designated Broker of Firm	282050 License No.	Rick.Jenkins@bhhstxrealty.com Email	512-802-8832 Phone
Rick Ellis Licensed Supervisor of Sales Agent/ Associate	451298 License No.	Rick.Ellis@bhhstxrealty.com Email	512-947-8151 Phone
Mark Mellon-Werch Sales Agent/Associate's Name	618688 License No.	mark.mellonwerch@bhhstxrealty.com Email	512-771-4089 Phone
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Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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