

Suttle and Company Real Estate

Property #91
0.44 Ac, Commercial
545 N U.S. Hwy 83
Leakey, Tx. Real County



Your Real Estate Professionals



Attributes

- *Historic Building*
- *Great Visibility*
- *Unlimited Possibilities*
- *City Water*



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1260 Hwy 83 South
P.O. Box 606
Leakey, Tx. 78873

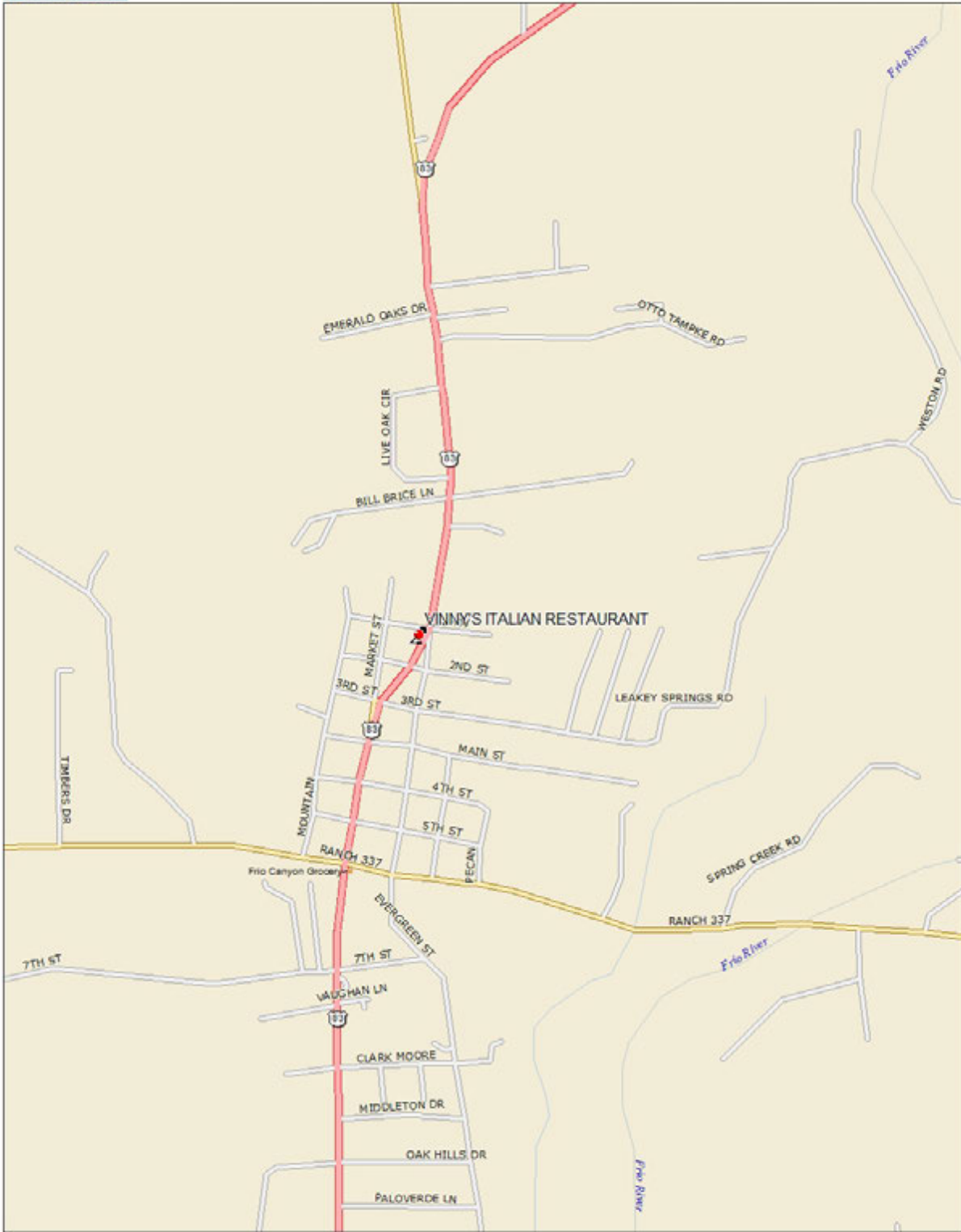
Phone: 830/232-5242
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www.SuttleandCompany.com

This commercial property, which operated for nearly nine years as Vinny's Italian Restaurant, has great accessibility as it has road frontage on three sides: U.S.Hwy 83, 2nd St. and Market St. This historic building was originally built in 1929 and has been beautifully restored to its intended purpose as a restaurant! This sturdy stone and metal structure boasts more than 2100 square feet of dining, kitchen, and storage space. The dining room can comfortably seat 65 guests for dinner. Two five ton cooling units keep the dining area comfortably cool in the summer. Central heat (propane) units keep the dining area warm in the winter. Two substantial and very modern restrooms are available for patrons. An office and private bathroom complete with shower facilities are located adjacent to the kitchen area. Fixtures can be purchased separately if desired. List price is \$297,500.00

SUBJECT PROPERTY: LOTS 5,6,7,8,9 (PART) .4463 AKA VINNY'S ITALIAN RESTAURANT





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