

FOR SALE

111 E. Erwin, Tyler, TX 75702

## DOWNTOWN HISTORIC DISTRICT RESTAURANT & BAR



### SALE PRICE

**\$1,300,000**

### OFFERING SUMMARY

Building Size:	8,300 SF
Available SF:	
Lot Size:	
Price / SF:	\$156.63
Market:	Tyler

### PROPERTY OVERVIEW

Fully-furnished high end restaurant & bar; Two stories w/ rooftop dining and basement

FF&E are included in sale. Property is offered fully furnished. High end furnishings throughout the building.

On The Square in the historic district of Downtown Tyler

Easy access to courthouse, CBD, Broadway Ave. and Hwy. 31 (Front Street)

### PROPERTY HIGHLIGHTS

- Approx. 8,300 sf on 0.057 +/- ac. lot; Fully renovated, built in 1800's
- Brick /Stucco veneer, concrete slab, finished rooftop dining and bar
- Renovated exterior finish with awning
- Property is "turn-key" ready for restaurant use but offers the opportunity for many uses including, but not limited to, office, apartments and entertainment
- Features
- Year Built: 1800's
- Additional: Beautiful wood floors; Dumbwaiter access to rooftop dining; Granite bar stretching length of 1st floor
- Neighboring Businesses: Rooftop bar and dining with sensational evening views

### Sale Brochure

PRESENTED BY:

**HAGAN BAKER**

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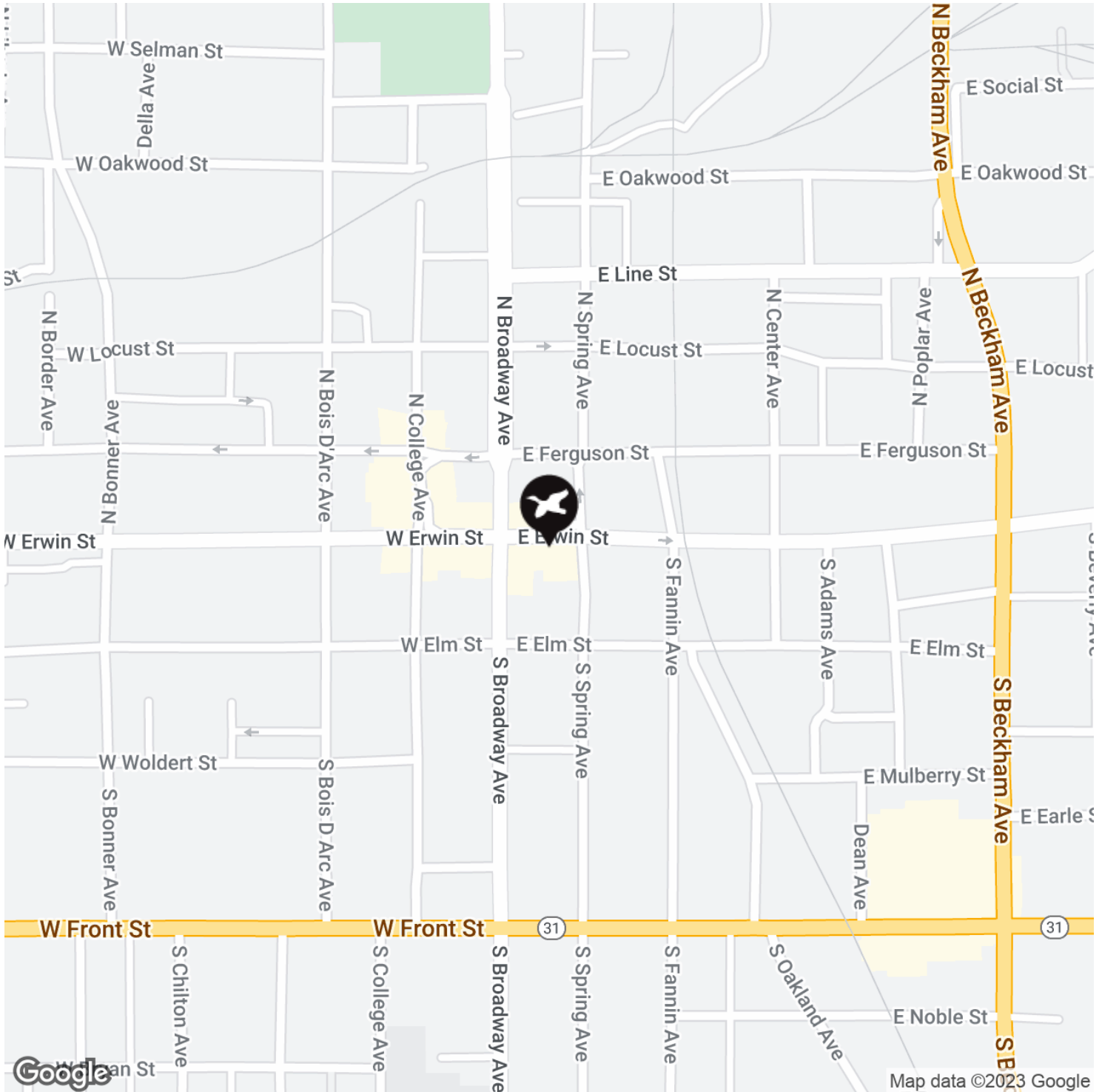
Sale Brochure

ADDITIONAL PHOTOS

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Sale Brochure

LOCATION MAP