



RESTAURANT FOR SALE ON ONE ACRE

408 N Dallas St, Mentone, TX 79754



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RESTAURANT FOR SALE ON ONE ACRE

\$700,000

Prime fully-equipped second-generation restaurant opportunity in Mentone, Texas. This well-maintained 2,200-square-foot freestanding building was constructed in 2020 and is fully built-out for restaurant use. The property offers a functional layout ideal for full-service dining, quick service, or specialty concepts, with ample space for kitchen, dining area, and support functions. More than 50 dedicated parking spaces provide excellent capacity for customers and staff, with more spaces available on this spacious one-acre lot. The restaurant has an excellent location with high visibility from two highly trafficked County Roads, CR-100 and CR-300, offering strong exposure to local traffic and passersby who can make the next restaurant here very well known. Situated in Mentone, Texas, this second-generation restaurant is ready for a new operator to step in and begin serving the community and regional traffic. Ideal for an independent owner-operator or investor seeking a turnkey commercial restaurant property in West Texas....

- Great location on County Roads 100 and 300; 8,000 vehicles per day.
- +/- 2,200 SF restaurant/kitchen area plus patio-deck on one acre of land.
- Built in 2020, it's a second generation restaurant. Full service and drive thru.
- Ideal for an independent owner-operator or investor.
- More than 50 dedicated parking spaces, and room for more on this one-acre lot.
- A lease-purchase is possible with acceptable terms.

For more information visit:

<https://www.loopnet.com/Listing/408-N-Dallas-St-Mentone-TX/41737546/>



Price:	\$700,000
Property Type:	Retail
Property Subtype:	Restaurant
Building Class:	C
Sale Type:	Owner User
Lot Size:	1.04 AC
Gross Building Area:	2,196 SF
Sale Conditions:	Lease Option
No. Stories:	1
Year Built:	2020
Parking Ratio:	10/1,000 SF
Clear Ceiling Height:	9 FT
APN / Parcel ID:	01000-03100-00100-001000

Walk Score ®:

10 (Not friendly)





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Property Photos



The back deck patio for extra seating when temperatures permit. A bar lines the yellow railing.



Close-up of the back deck patio.

Property Photos



Property Photos



Seating area upon entering.



Same seating area as in previous picture, but from the opposite side of this room.

Property Photos



A small private room on the west side of the restaurant with barn doors.



Seating area in southern most room.

Property Photos



Building Photo



One of two cooking stations complete with stove, grill, and fryers.

Property Photos



Two of two cooking stations, also complete with stove, grill, and fryer.



Refrigerator and freezer area.

Property Photos



Storage space by refrigerators and freezers.



Office space in intermodal container.

Property Photos



View from the west of main entrance through the two yellow pillars.