

RESTAURANT/BAKERY FOR SALE: 124 EAST 8TH STREET, GEORGETOWN, TEXAS 78628



LEGAL:

City of Georgetown, Block 52, Lot 1 (NE/PT),
.039 acres

LOCATION:

Downtown Georgetown, one block east of the
Historic Square – corner of 8th Street and Church
Street.

DESCRIPTION: 1,700+/- sq. ft. restaurant
(Nonna's). Location has been in operation as a
downtown restaurant for the last 15 years. The
current owner has had the business for the past 8
years. The owner is selling a turn-key operation,
including all furniture, fixtures and equipment.
The restaurant seats 50 people inside and the City
of Georgetown is widening the sidewalk along
Church Street in a way that outside patio seating
will also be available. The purchase price
includes 16 tables and 50 additional chairs to
accommodate outside seating.

PARKING: Street.

UTILITIES: City of Georgetown

ZONING: C – Commercial Office - Retail

COMMENTS:

Great restaurant location that has been in use for
many years. The historic square and Williamson
County Courthouse and surrounding downtown
area enjoys very active foot traffic as well as
drive-by traffic. There are many county
employees as well as retail/office patrons working
in downtown Georgetown.

PRICE: \$395,000.00.

COMMISSION: 3% to Selling Broker

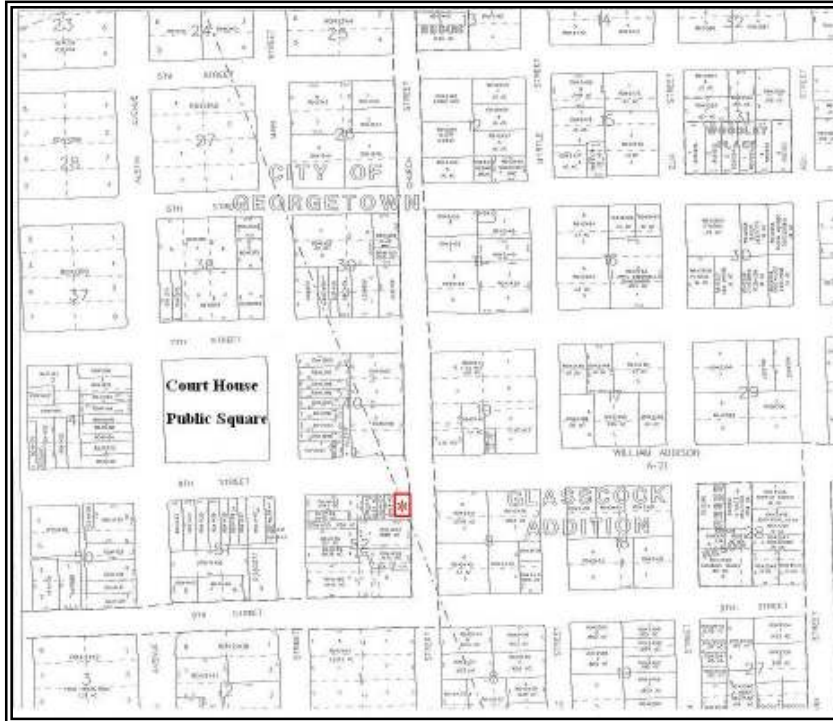
The Broker is submitting the attached information in its capacity as an agent and representative of the owner. The Broker makes no warranty, express or implied, as to the accuracy of the information contained herein. All information submitted is subject to change without notice as regards price, terms or availability. Additionally, the Broker has conducted no environmental investigation of the property and makes no representations regarding the environmental status of the property. The Broker STRONGLY encourages an independent examination of the property be conducted by representatives of the buyer. IN ACCORDANCE WITH THE LAW, THIS PROPERTY IS OFFERED WITHOUT REGARD TO RACE, COLOR, CREED, FAMILIAL STATUS, NATIONAL ORIGIN, RELIGION OR HANDICAP STATUS.

TURNER COMMERCIAL PROPERTIES

3613 Williams Drive, Suite 304 • Georgetown, Texas 78628
512/930-2800 (Phone) • 512/819-0141 (FAX)

FEATURES AND AMENITIES

- New Dura Last Roof – 15 year transferable warranty
- New 110- & 240 wiring throughout with dedicated (3 years old) circuits
- HVAC – 3 ton for kitchen area; 5 ton dining (5 ton is five years old and 3 ton is twelve years old)
- New water softener
- New dish washer
- New Bloggett Oven (one year old)
- New 4 drawer refrigerator
- New Rosewood tables and chairs
- Plumbing- 3years old



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