



Building Type:	Retail
Available SF:	16,059
Total SF:	16,059
Sale Price:	\$1,600,000
Last Updated:	Aug 26, 2024

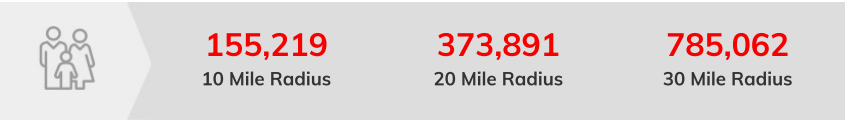
Realtor/Owner Contact

Eric Ziehe  
| ericz@nairgv.com

Property and Area Description

This investment property includes a 7,532 sf restaurant and an 8,527 sf retail strip center. The restaurant features three dining areas and a bar. Additionally, there is a second floor bar with an outdoor deck area, accessed by an elevator and staircase. The restaurant is well maintained and kept clean. There are three dining areas, two sets of his and her's restrooms, tile throughout. The kitchen is very large with a large prep/plating area and a good size dish washing area. There is a large office with separate bath room. The property is well designed and appointed. Furniture fixtures in the establishment pass with the sale. The Retail/Office strip center has nine suites, tile flooring, florescent lighting, drop ceiling. Income/Expense information is available. The property is well located on Harrison St. Harlingen's main east to west route. Brownsville/Matamoros is 26 miles south, Mc Allen/Reynosa is 35 miles west and Houston is about 300 miles north. Harlingen caters to a consumer market of over 2.3 million within a 50 mile radius and 10 million within a 200 mile radius. This area is a true investment opportunity.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

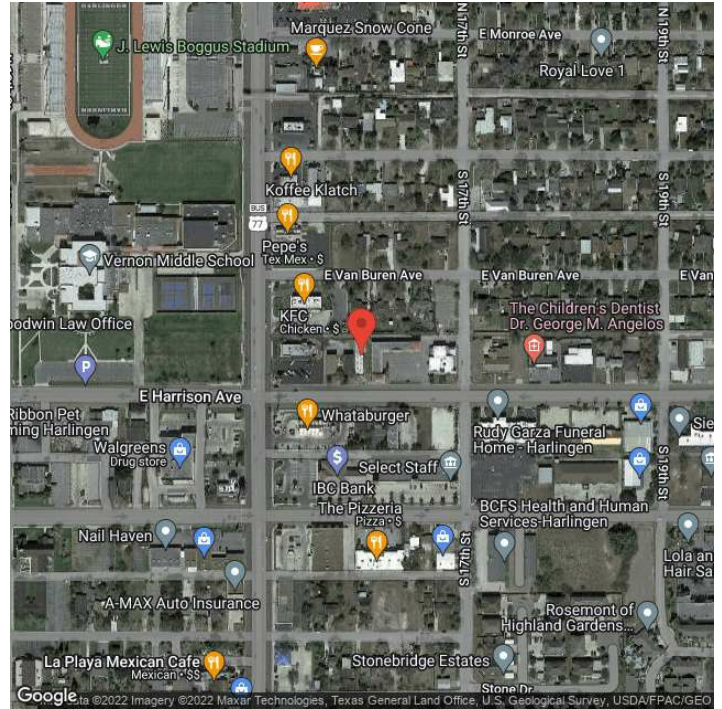
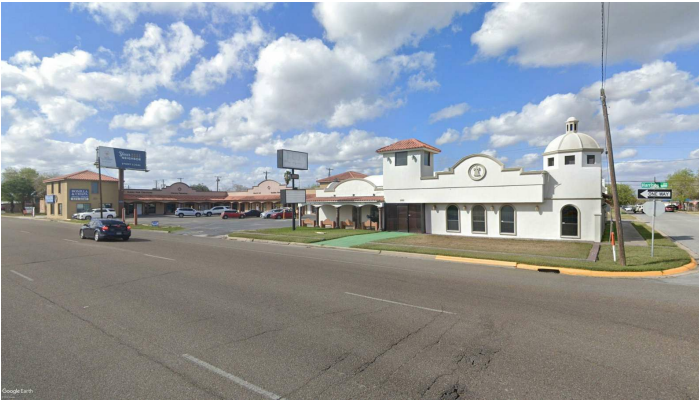
Transportation

Rail Served: Yes  
Rail Served By: Union Pacific Railroad  
Rail Accessible: Yes  
Rail Infrastructure in Place: Unknown  
Rail Contact: Cherramiee Peterson  
Rail Contact Phone: 281-350-7496  
Rail Contact Email: capeter2@up.com

Utilities

Electric: American Electric Power

## Property Images



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