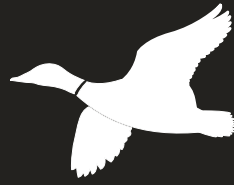


Exclusively Offered by:

Hagan Baker

www.DrakeTexas.com



DRAKE
REAL ESTATE & INVESTMENTS



Downtown CBD District Restaurant & Bar

111 E. Erwin St.

Tyler, TX 75702

- Fully-furnished high end restaurant & bar
- Two stories w/ rooftop dining and basement
- 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
- Metered parking in front
- Front and rear access
- On The Square in the historic district of Downtown Tyler
- Easy access to courthouse, CBD, Broadway Ave. and Hwy. 31 (Front Street)

For Sale - \$1,300,000

1537 E. Grande Blvd., Suite 400 Tyler, TX 75703

903-581-3737

DOWNTOWN TYLER RESTAURANT



- **Basement:** Private dining/wine cellar, 2 offices, storage, kitchen
- **1st Floor:** Dining and bar area
- **2nd Floor:** Dining
- **3rd Floor:** Humidor
- **Roof:** Dining and Bar

Hagan@DrakeTexas.com

For Sale - \$1,300,000

The information contained herein was obtained from sources believed to be reliable; however, Drake Real Estate & Investments makes no guarantees, warranties or representations as to completeness or accuracy thereof. The presentations of this property for sale, rent, or exchange is subject to errors, omissions, change of price or conditions of prior sale or lease, or withdrawal without notice.

DOWNTOWN TYLER RESTAURANT



- Property is “turn-key” ready for restaurant use but offers the opportunity for many uses including, but not limited to, office, apartments and entertainment
- FF&E are included in sale. Property is offered fully furnished. High end furnishings throughout the building.

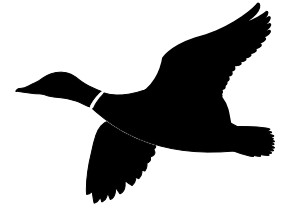


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For Sale - \$1,300,000

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DOWNTOWN TYLER RESTAURANT



- Beautiful wood flooring
- Dark wood finishes through building
- Dumbwaiter access to the rooftop
- Private humidor on 3rd level
- Granite Bar stretching length of 1st floor
- Kitchen appliances in great condition

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For Sale - \$1,300,000

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DOWNTOWN TYLER RESTAURANT



- Rooftop bar and dining
- Sensational evening views



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For Sale - \$1,300,000

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