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Protecting Clients. Conserving the Land.

Prime Location

3,900± SqFt Commercial Property | \$265,000
43424 State Hwy 17 | Fort Davis, TX

Description

Commercial building in a prime location on well-traveled State Highway 17, one half mile south of the Jeff Davis County courthouse in Fort Davis. Located next door to the popular McMillen RV Park, this 3,900± square foot building is well equipped to house your business venture. Originally built-out as a restaurant, the property is also well suited for a convenience mart, food service, a retail establishment, office, or commercial space.



A gravel lined parking lot provides ample parking. The building is easily accessed from the stoutly constructed ramp or front stairs. As you enter the building you will step into an 1,100± square foot open floor space. Built with tall ceilings and pine wood floors the space is currently equipped as a public dining area complete with fireplace and shelving to display collectibles. Two separate 225± square foot rooms are adjacent that could be used for any purpose your business demands. Wall sconces and ceiling fans provide soft lighting and large windows in each room provide views of the nearby mountains.

A second 900± open space is located on the north side of the building and equipped with tables and chairs and counter dining capability. A fully equipped 900± square foot commercial kitchen with small wares and cookware items is adjacent. A loading dock is located off the kitchen space. French doors lead to an outdoor wooden deck. Two separate two-stall restroom facilities are available, plus a half bath in the kitchen area for employees. Furniture, fixtures, and equipment are negotiable.

Acreage

1.75± Acres



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