



Property Description: Other
Units: 1
Apx Year Built: 1985
Total # Baths: 2
Apx SqFt: 4816
SqFt Source: CAD
For Sale: Sale
Price Per SQFT: \$78.90

County: Uvalde
Zoning Code: Commercial
Apx Acreage: 0.3857
Land Size Apx SqFt: 16801.09
Land Dimensions: 120 x 140
Road Frontage Feet: 120
FEMA Flood Zone:
Deed Restrictions:

Tax ID #: 14166 **Tax Year:** 2017 **Taxes Total \$:**

Legal Desc: Lot 1, 2, Block 92, North Uvalde Subdivision

Business Name: RR Station Bar&Grill

Gross Receipts: **Cost of Sales:** **Total Expenses:** \$0.00

Retail Elec Provider: Other **Gas Company Provider:** Uvalde City Gas

Sewer: Public Sewer **Septic Size:**

Features: Ceiling Fan, Satellite Dish

Appliances: Dryer, Freezer, Microwave, Range, Refrigerator

Construction: Steel Frame **Heat:** Central Electric, Window Unit

Siding: Metal Siding **Cooling:** Central Electric, Window Unit

Roof: Metal **Windows:** Other-See Remarks

Water Heater: **Underground Tank:**

Water Htr Gal:

Owner Name: Fabien T. Villasana

Occupancy: Vacant **Showing:** Appt Needed, Lockbox

Possession: Negotiable **Financing:** Cash, Conventional

SAC: 3 **Agent Owned:** No **Agency Type:** Exclusive Right to Sell **Coop:** Both

Seller Pd Expenses: No **Disclosure Statement:** Yes

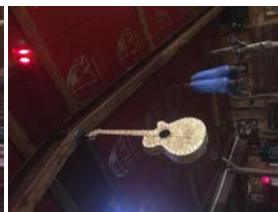
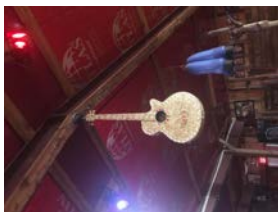
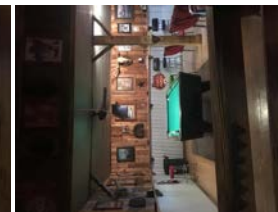
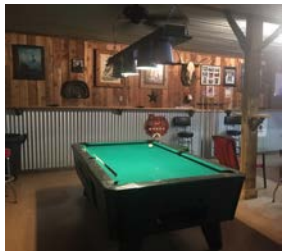
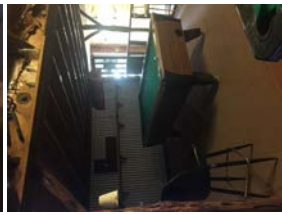
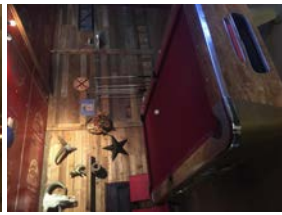
Directions: From the courthouse, head North on Getty Street, and go over the overpass and make an immediate left onto Hwy 55. Rail Road Station Bar & Grill will be one block down on the left side at the corner of Highway 55 and Knox Street.

Public Remarks: Almost at the intersection of highways 55 and 83, the Railroad Bar and Grill is handily situated and ready for business! Featuring a rustic theme and guitar shaped stage, the bar has a dynamite and almost new P/A system and plenty of room for dancing and seating. There are two 5-ton HVAC units, an upgraded electrical system, and 3 new coolers. In the kitchen is a range and a large commercial ice maker. A generous storage area has a washer and dryer and plenty of extra room, and there's a private office/break area for owner/manager. The decor is rustic and unique (many items are one of a kind), and conveyance is negotiable. Four rented pool tables will stay or leave at the buyer's request. A super turnkey opportunity--come have a look!

Private Remarks:

Display on Internet: Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No

Org LP: \$380,000 **List Dt:** 7/29/2018 **Expr Dt:** 1/29/2019 **Pndg Dt:** **DOM:** 3



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Information Herein Deemed Reliable but Not Guaranteed
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