

# FOR LEASE— RESTAURANT “FARGOS BBQ”

1701 S Texas Ave

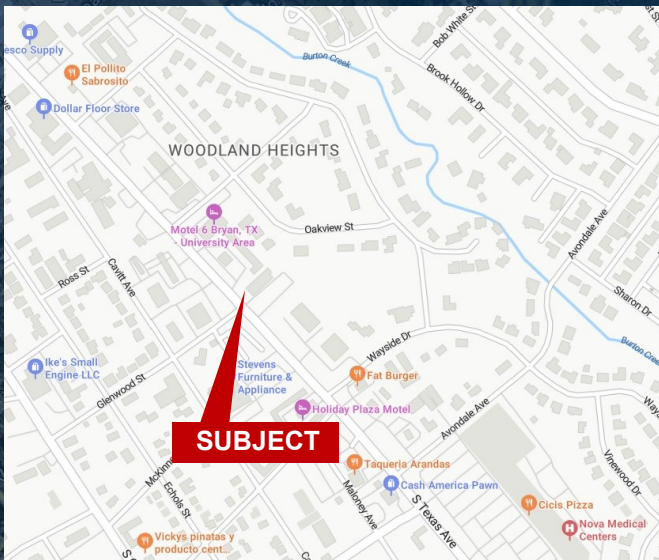
TXSRA.COM

BRYAN, TEXAS 77801



## AVAILABLE FOR LEASE ± 5,160 SF

Rental Rate:	\$7,500.00 Month
TI Allowance:	Available
NNN:	\$1,200.00 Month
Min. Divisible:	±5,106 SF
Max. Contiguous:	±5,106 SF
Year Built:	~1976
Property Type:	Commercial
Property Sub-Type:	Restaurant
Zoning:	General Commercial
Lot Size:	± 64,207 SF



For more information or to schedule a tour, please contact:

**ROBERT YOUNG**  
979.431.5566  
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**SRA Strategic Realty Advisors, LLC**

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

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## *Aerial Retail Map*



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## *Property Aerial*



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## *Photos*



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