

CENTURY 21[®]

Judge Fite Company



6318 BROADWAY BOULEVARD
GARLAND, TX 75043



\$1,100,000



2,970 sqft

DESCRIPTION

Great location! Right at I-30 and Broadway (Beltline Rd). Former Chans Restaurant. Existing equipment will stay with purchase including tables or owner will remove. Building does have a drive thru. Approx. 27 parking spaces and one handicap. Kroger anchored center across the street with Northern Tools. Neighboring food restaurants include Sonic, Dairy Queen, Captain D's. Walking distance to office building, retail and a large residential development. Current grease trap size is 1,100 gallon. Traffic at the I-30 Beltline intersection is great. Many uses with the Community Retail District Zoning.

PROPERTY TYPE: Commercial - Retail
MLS STATUS: Active
MLS: 14240259
YEAR BUILT: 1979
COUNTY: Dallas
TRACT OR SUBDIVIION: Pecan Oaks Shopping Center
LIST DATE: 04/04/2023

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800.451.8055

AREA:
SQUARE FEET: 2,970
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.44
LOT SIZE (SQFT): 19,166

INTERIOR FEATURES

FLOOR COVERINGS:

- CeramicTile

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Open

ROOF TYPE:

- BuiltUp

SIDING:

- Block

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- ElectricityAvailable
- SewerAvailable
- SeparateMeters
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- Curbs

LISTED BY: Linda Epps 

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BROKERED BY: Epps Realty, LLC

century21judgefite.com

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