

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 701 N CROSSROADS

LEONARD, TX 75452



\$650,000



4,755 sqft

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## DESCRIPTION

Established Restaurant for Sale in Leonard, TX! Are you looking for a unique opportunity to own a thriving restaurant business and property in a charming small town? Look no further! We are excited to present a rare chance to acquire a fully operational restaurant with a prime location in Leonard, Texas. Approximately 4,755 square feet of interior space, offering ample room for seating, kitchen operations, and storage. HUGE walk-in cooler and 10-foot vent hood as well. Don't miss this chance to own a thriving restaurant business in a charming small town.

**CENTURY 21**

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**800.451.8055**

**PROPERTY TYPE:** Commercial - Retail  
**MLS STATUS:** Active  
**MLS:** 20636004  
**YEAR BUILT:** 1983  
**COUNTY:** Fannin  
**TRACT OR SUBDIVIION:** Homer Evans Add  
**LIST DATE:** 06/07/2024

**AREA:**  
**SQUARE FEET:** 4,755  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.39  
**LOT SIZE (SQFT):** 17,162

## INTERIOR FEATURES

### FLOOR COVERINGS:

- CeramicTile

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Asphalt

### LOT DESCRIPTION:

- Acreage

### ROOF TYPE:

- Composition
- Metal

### SIDING:

- StoneVeneer
- Stucco

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### SECURITY FEATURES:

- SecuritySystem

**LISTED BY:** Cristina Coles 

**PHONE:** 214.460.2849

**BROKERED BY:** Coldwell Banker Realty

century21judgefite.com

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