

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 108 S MAIN STREET

YANTIS, TX 75497



\$225,000



1,620 sqft

## DESCRIPTION

Newly remodeled restaurant in 2025 that was also updated in 2023! This popular spot provides the perfect location on State Highway 154 (Main Street) in Yantis, minutes from Lake Fork. This established hometown cafe currently serves breakfast and lunch 6 days a week! Situated on .49 acres, you have plenty of parking including the adjacent lot. The dining area seats approximately 64 guests. Inside, you'll find a 6-burner gas cooktop, a double and single fryer, griddle, vent, Migali refrigerator, Blue Air 3-door freezer, and Hobart dishwasher. Security cameras, a POS (Apple square) at check out counter, and Fiber-optic internet are a bonus for the owners. Covered patio for employee breaks, and metal storage building for extra supplies in back.

**PROPERTY TYPE:** Commercial - Retail  
**MLS STATUS:** Active  
**MLS:** 21117143  
**YEAR BUILT:** 1993  
**COUNTY:** Wood  
**TRACT OR SUBDIVIION:** City of Yantis  
**LIST DATE:** 11/20/2025

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 1,620  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.49  
**LOT SIZE (SQFT):** 21,344

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Asphalt

### LOT DESCRIPTION:

- BackYard
- Lawn
- Level

### ROOF TYPE:

- Metal

### SIDING:

- Brick

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- Electric

### UTILITIES:

- ElectricityAvailable
- ElectricityConnected
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Janet Martin 

**PHONE:** 903.885.1234

**BROKERED BY:** Janet Martin Realty

### SECURITY FEATURES:

- SecuritySystem
- SecurityLights

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each office is independently owned and operated