

CENTURY 21[®]

Judge Fite Company



1201 MAIN STREET UNIT 230
ALLEN, TX 75002



\$250,000



5,600 sqft

DESCRIPTION

Excellent opportunity to acquire a fully operational and well-established hookah lounge business operating since February 2022. The business is located in a 5,600 SF building (built in 2002) with open parking and strong local presence. The business operates under an NNN lease with monthly rent of \$5,000, in place through February 2027, with options to renew. No rent escalations. All lease documents are available. Monthly operating expenses include approximately \$1,500 for hookah tobacco, \$3,000 for food, and \$300 for insurance. Tenant pays utilities including water, electricity, and internet. Staffed with 4 employees. No deferred maintenance. The sale includes inventory and equipment valued at approximately \$200,000. Business is owned by an LLC and has no HOA, no liens, and no legal issues. Seller is offering the business for sale to focus on other professional ventures. Trailing 1-4 weeks. P&L, tax bills, and lease documentation available upon request. Confidential sale. Serious inquiries only.

PROPERTY TYPE: Commercial - Business
MLS STATUS: Active
MLS: 21134249
YEAR BUILT: 1985
COUNTY: Collin
TRACT OR SUBDIVIION: Allen Heights Shopping Center
LIST DATE: 12/23/2025

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800.451.8055

AREA:
SQUARE FEET: 5,600
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.13
LOT SIZE (SQFT): 5,600

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete
- CeramicTile

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Common

ROOF TYPE:

- Other

SIDING:

- Brick
- Frame
- Concrete

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityAvailable
- ElectricityConnected
- SewerAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Ramez Morris 

PHONE: 214.307.2627

BROKERED BY: United Real Estate

century21judgefite.com

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