

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 2500 E BELKNAP STREET

FORT WORTH, TX 76111



\$1,500,000



1,770 sqft

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## DESCRIPTION

This is a rare opportunity to acquire a partially built-out restaurant space along a key corridor leading directly into downtown Fort Worth. Located on Belknap Street, the property sits in the center of three established apartment communities within walking distance, offering built-in daily foot traffic and strong demand potential. The current owner has extensively remodeled the building for a restaurant bar concept, with approximately 70 percent of the build-out completed. Major infrastructure improvements are already in place, including a new grease trap and commercial vent hood, significantly reducing startup costs and time to opening for the next owner. The space is being sold as-is and requires final finishing touches, making it ideal for an owner-user or investor looking to customize the concept. With no competing restaurants in the immediate area, the property is well-suited for a restaurant, coffee shop, pizzeria, or similar food and beverage operation. Excellent visibility, proximity to dense residential housing, and direct access to downtown make this a strategic location with strong upside potential.

**PROPERTY TYPE:** Commercial - Business

**MLS STATUS:** Active

**MLS:** 21157047

**YEAR BUILT:** 1938

**COUNTY:** Tarrant

**TRACT OR SUBDIVISION:** Stalvey Sub

**LIST DATE:** 01/18/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 1,770

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 0.11

**LOT SIZE (SQFT):** 4,965

## INTERIOR FEATURES

**FLOOR COVERINGS:**

- Concrete

## EXTERIOR FEATURES

**PARKING:**

- OnStreet

**ROOF TYPE:**

- Other
- TarGravel

**SIDING:**

- Block
- Concrete
- Stucco

**FOUNDATION:**

- Slab

## UTILITIES

**HEATING/COOLING:**

- Central

**UTILITIES:**

- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Pedro Juarez 

**PHONE:** 817.522.1602

**BROKERED BY:** Texas Connect Realty LLC

century21judgefite.com

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