

RESTAURANT FOR SALE OR LEASE

Kendall County // Comfort, Texas



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STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT



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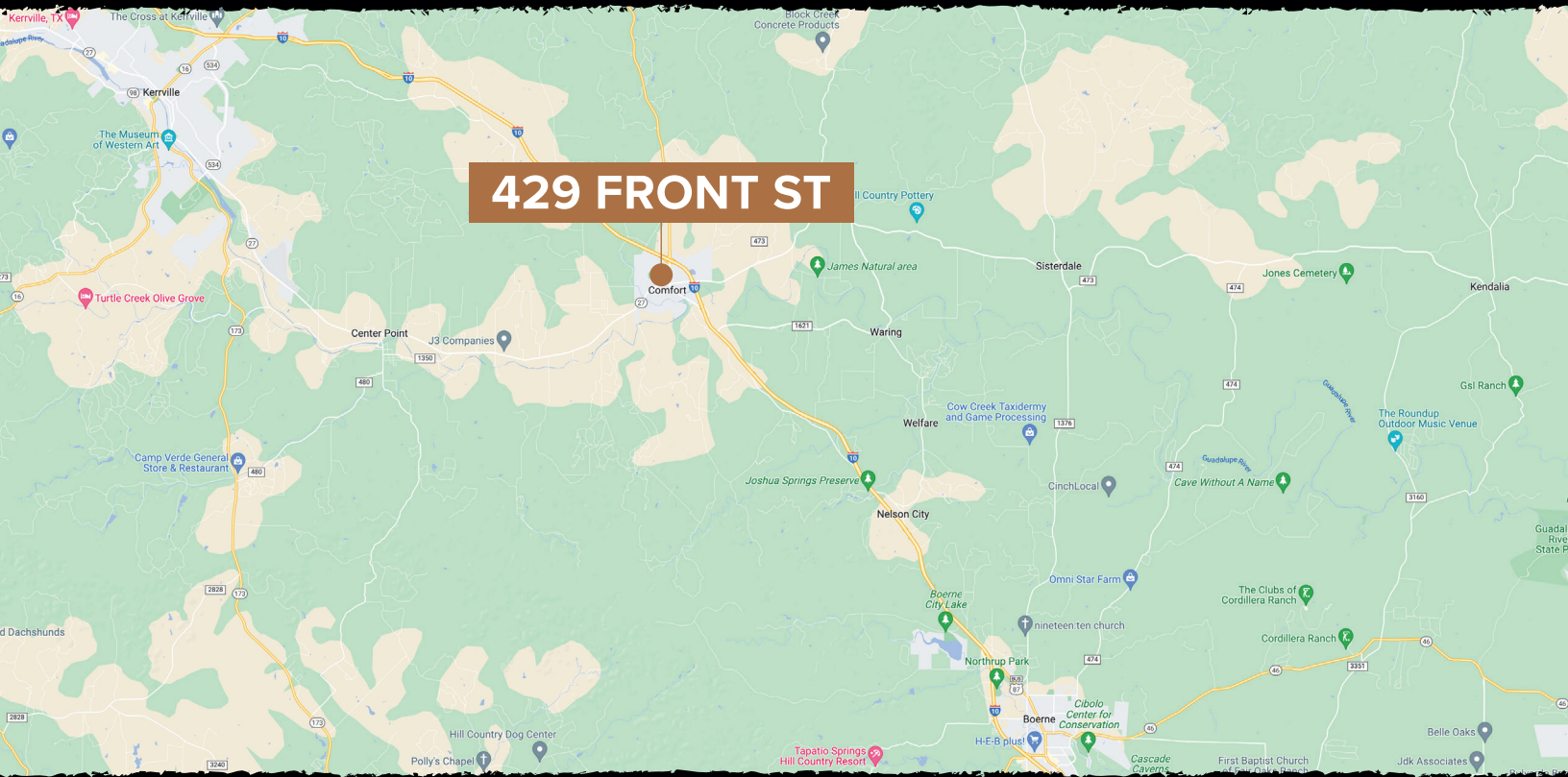
Formerly the Bella Sera Restaurant in Comfort, TX at 429 Front Street is currently being offered for sale or lease. This is a very clean family owned restaurant that has been operating for several years, but was newly renovated approximately 6 years ago and is operated at the highest standards with average inspection scores from 95 to 100. The restaurant offered a no smoking environment and will be conveyed with all FFE ready for the new owner to open immediately.

There is additional land including improvements adjoining this property currently available for sale. Additional information available upon request to qualified buyers.

- >> Being offered "FOR SALE OR LEASE"
- >> Land size is 19,515 sq. ft.
- >> Building size is ±2,800 sq. ft.
- >> Built in 1978 and completely remodeled in 2018
- >> All owned FFE will convey with the sale
- >> Taxes are ±\$7,500 per year
- >> Insurance is ±\$6,000 per year
- >> 24/7 Security system in place
- >> 90± seating capacity
- >> ±25 parking spaces
- >> City water & sewer
- >> 100' of frontage on Front Street
- >> Outdoor seating
- >> 2 sets of restrooms
- >> No zoning



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