



DALLAS REAL ESTATE SERVICES

Restaurant for Sale: 8302 S. Phoenix Ave. • Fort Smith, AR 72903



PROPERTY FEATURES: Restaurant Building For Sale: \$1,650,000

Vacant former restaurant building with all amenities necessary to open immediately
Built in 2000, renovated in 2015, this restaurant space is located on Phoenix Ave. in Ft. Smith.
Includes walk-in freezer, walk-in cooler, and multiple hood vents
The space has 127 dedicated parking spaces.
Located on a corner at a lighted intersection of Phoenix & Massard

For More Information Contact:

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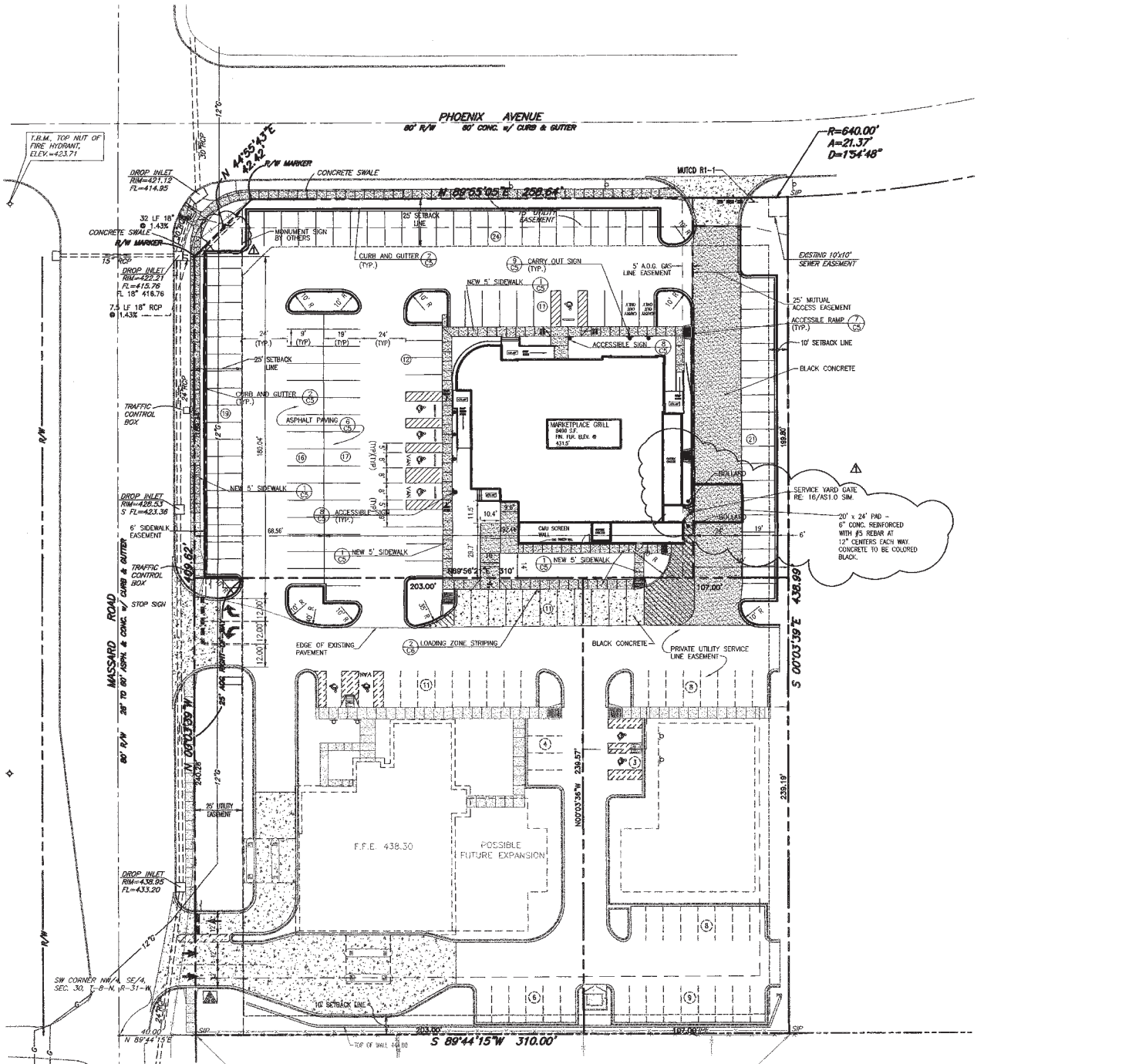
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PARKING DATA	
TOTAL BLDG.	8490 SF
REQUIRED PARKING 1/3 SEATS =	83 SPACES
1/EMPLOYEE =	25 SPACES
TOTAL SPACES =	108 SPACES
PARKING PROVIDED	127 SPACES
NOTE: THERE ARE 250 SEATS PLANNED.	

