

366 VALIANT DRIVE

FOR SALE/LEASE | LEXINGTON, NC 27292

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail/Restaurant
AVAILABLE SF ±	5,881
SALE PRICE	\$449,000
LEASE RATE	\$7.65 psf, NNN (\$3,750/month)

DESCRIPTION

Own/lease a piece of history! Cooks BBQ in Lexington, NC is a ±5,881 SF **fully equipped** restaurant space located just minutes away from High Rock Lake. This turn-key restaurant features a large open dining room (seats 139), ample parking, spacious kitchen, and two traditional style BBQ pits. Additional opportunity to build an outdoor patio. HVAC/heat compressor updated in 2019; roof replaced in 2011.



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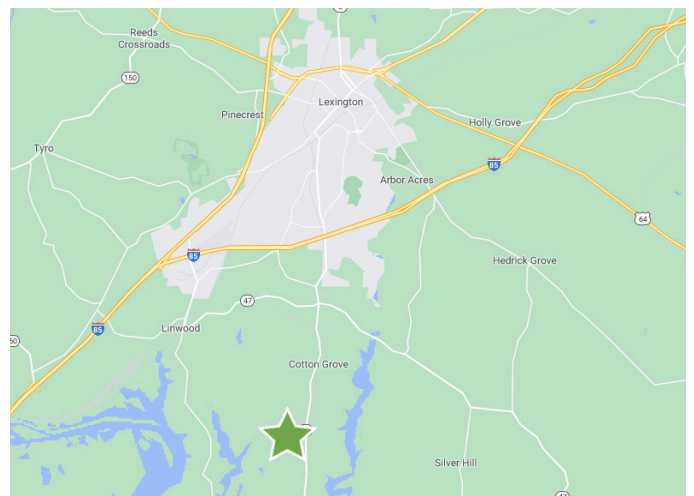
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KEY FEATURES

- Features a large open dining room, ample parking, spacious kitchen and two traditional style BBQ pits
- Large kitchen can support catering, food truck supplemental operations
- HVAC/heat compressor updated in 2019
- Roof replaced in 2011
- **Sale Price: \$449,000**
- **Lease Rate: \$7.65 psf, NNN (\$3,750/month)**



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PROPERTY INFORMATION

PROPERTY TYPE	Retail	PROPERTY SUBTYPE	Restaurant
AVAILABLE SF ±	5,881	ACRES	1.09
YEAR BUILT	1975	ROOF	Metal
YEAR RENOVATED	1989	ZONING	CUHC

PRICING & TERMS

SALE PRICE	\$449,000	LEASE RATE	\$7.65 psf, NNN (\$3,750/month)
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