



COMMERCIAL PROPERTIES AND BUSINESSES FOR SALE

Commercial and Residential
Real Estate and Investment Consultant
Keller Williams – Lake Cities/Firewheel

LAUNDROMATS

Set up new or used.

All studies done – Proformas / Demographics.

Some great locations are available.

Starting from \$75,000 to \$150,000 (initial investment).

SBA financing is available.

Laundromat in great Locaion!!!

Lake June and Buckner in Dallas. – established neighborhood.

Approx. 3000 sq ft

Rent \$1750 month – Newly renovated in July '07 - **Fantastic NOI!!!!**

Asking \$225,000 –

Laundromat in Oakcliff

2443 W. Kiest Blvd @ Loop 12, Dallas

Approx. 1500 sq ft - Needs some TLC!!!

Rent \$1600 – 28 FL washers – 3TL washers and 14 dryers (Speed Queen)

Asking only \$28,000

Laundromat in White Settlement

804 N. Las Vegas Trail, Fort Worth

Approx. 900 sq ft – Needs some TLC!!!!!!!!!!!!

Rent \$250.00 - 28 TL and 10 dryers – (Speed Queen)

Asking only \$28,000

SEE LAST PAGE FOR AGENTS CONTACT INFORMATION.

DRY CLEANER WITH PLANT AND 1 PICK UP STATIONS

Great Frisco locations – Preston and Lebanon/ Main and Teel

Main Plant sales - \$30,000 – 5000sq ft - \$10,000 rent 7 full time and 5 part time employees – Payroll \$9000 for all 2 locations.

Main and Teel – Monthly sales \$16,000 – 1200 sq ft - \$2900 rent
Supplies \$2800 – Utilities \$3000 – for all locations together.

Great Modern Plant

Asking \$435,00

HOTELS AND MOTELS

Available within 75 miles range of the Metroplex.

Starting under \$1 million up to \$6 million.

20 to 200+ rooms.

Great Income producing opportunities.

SEE LAST PAGE.

LAND! LAND! LAND! – Acres and acres for development anywhere in Texas.

Highway location LAND!!

Corner of La Prada and I 635. – Approx. 2.85 acres

Zoned Planned development.

Lots of opportunities – Church, Banquet Halls, etc...

Asking \$289,900 – Loopnet # 15467242

FARMERSVILLE –

35 x 1 acre lots – 19 lots developed with utilities – 16 lots undeveloped.

Zoned single family with acreage.

Asking - \$750,000 – or best offer

STRIP PLAZAS,

CITGO and FOOD MART with Strip Plaza

4848 Military Pkwy, Dallas, Texas 75223

\$102,000 inside sales

55,000 gals outside

12,560 sq.ft. building on 1.75 acres

Laundromat in 1 unit – nets \$70,000 a month

Plus 2 more units available for rental – ideal for Liquor Store and Wireless store

Asking \$2.8 million

Strip Plaza with 5 units

W. Davis just East of Loop 12

C-store, Laundromat, hair Salon – brings in rent of \$4000 a month

\$80,000 inside/ 35,000 gallons - \$600,000 a month check cashing

Asking \$1.8 million

APARTMENT COMPLEXES,

FOURPLEX,

Foreclosed FourPlexes in Arlington!!!

Walking Distance to new Dallas Cowboys stadium.

8 x 4 = 32 units – with option for 8 more .

Vacant at present.

Asking \$1.2 million

TRIPLEX

DUPLEX AVAILABLE.

Other businesses available upon request.

Franchises available.

SEE LAST PAGE FOR AGENTS CONTACT INFORMATION.

Fina Gas Station



2845 sq ft building – business only

\$85,000 inside/ 34,000 gallons

Fantastic NOI

\$3000 rent

Just went WET!!!!!!!!!!!!!!

Midlothian, Texas

Asking \$235,000 + inventory

Valero in Quinlan, Texas



Aprox. 4800 sq ft building on 3 acres - Near Lake Towakoni
\$55,000 inside/ 70,000 gallons
Full kitchen – with hood, fryers, grill, stove and walk-in coolers
Separate diesel pumps
Asking \$1.4 million

Shell Gas Station



6000 sq ft
3000 sq ft rented – Building can be subdivided into multiple units for rental
Justin Rd – FM 407 , Flower Mound, Texas
2 MPDs
Sales Price under \$1 million

Chevron Gas Station with Deli

2020 Hwy 66 and Centerville, Garland, Texas 75040
Built in 1997 – 2206 sq ft Building with Deli and 6 MPDs
Inside Sales - \$60,000
Outside Sales – 80,000 gallons
\$1750 rent from Deli
\$1.5 million + inventory of \$60,000
Nice looking station – absentee owners – needs owner operator.

Mobil Gas Station

11115 Garland and Jupiter Rds, Dallas, Tx 75218

Built in 1994 – 2225 sq ft building, 6 MPDs

Inside Sales \$85,000

Outside sales – 125,000 gallons at .18 cents mark up

\$55,000 lotto sales monthly

\$2000 net on car wash

\$7500 payroll, \$4000 all utilities and expenses.

Asking \$2.3 million, financing available + \$65,000 inventory

Webb Chapel and Beltline, Carrollton

Opened July 4th – 1250 sq ft beer and wine store –

Montly sales - \$70,000

Rent \$1400, payroll \$3000 – hour of operations – 10am to 11pm

Some Check Cashing

Asking \$300,000 + inventory

Marsh Lane and Rosemeade Beer and Wine Store

Marsh Ln and Rosemeade , Carrollton

Opened in Feb. 2007 – 1400 sq ft beer and wine store

Monthly sales averaging \$75,000 gross + check cashing

Rent \$1173 + \$275 Taxes + \$250 main.& insurance

Asking \$300,000 + inventory

SideWalk Café, Addison, Texas



2500 sq ft – restaurant on Addison Circle

Absentee owner – Loads of opportunities

Unique concept, Mediterran Grill, great Menu

Asking \$250,000

Smoothie Factory in Plano, Texas



1800 sq ft
Great Sales – Next to Bally’s Total Fitness and 24 hour Fitness
Parker and Alma Rds
Asking: \$125,000

SMOOTHIE SHOPPE



Approximately 1400 sq ft.
Located at busy intersection – Beltline and Preston Rds., Dallas.
Same plaza as Bally’s Total Fitness, and 3 other Fitness clubs within short distances.
No competition within 2 miles. Not a Franchise!!! Can add healthy foods to menu.
Asking \$65,000

NESTLE TOLL HOUSE COOKIES AND DREYERS ICE CREAM



Located in the heart of the busiest shopping mall in Garland.

Approx. 1200 sq ft.

Ranked #1 in NOI in the country, and top 10 in sales.

Variety menu – Cookies, Frappacino, Smoothies, Ice cream, Flavored Coffee

Asking - \$550,000

HOTELS FOR SALE

Cedar Hill, Tx – La Quinta – NEW - just opened Jan. 2008

90 rooms, on HWY 67 – Priced at \$5.5 million

Proforma available

Palestine, Tx – La Quinta – NEW – just opened Jan. 2008

90 rooms, on Hwy 287 - \$5.5 million

Proforma available

*Both La Quinta could be bought for a package price of \$10.5 million

Irving, Texas – America Best Value Inn –

currently undergoing multi-million \$\$\$\$ facelift

200 rooms, on Hwy 183 at O'Connor – Asking \$6 million

Proforma available

Dallas, Texas - Ramada – just converted from Fairfield Inn
200 rooms, on Interstate 35 and Regal Row – asking \$6 million
Sales - \$1.6 million annual.

Longview, Texas – Comfort Suites – Brand New
62 rooms, 711 N. Access Rd. – asking \$4.5 million
Proforma available

Sherman, Texas – StoneBridge Hotel – used to be Holiday Inn and Quality Inn
144 rooms, 5000 sq ft Banquet Halls, Full Hotel Kitchen. Licensed bar.
Sits on 4.6 acres. 3605 Hwy 75 S, Sherman, Texas
Sales - \$995,000
Asking - \$3.2 million

HOTELS IN OTHER CITIES AND STATES AVAILABLE!!!!!!!!!!!!!!

For information on other commercial properties contact Vishnu.

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