

# For Sale

## Single Tenant Cocktail Lounge (Investment)

901 E. Johnson  
Waco, TX 76705



Address: 901 E. Johnson  
Waco, TX 78605

Sale Price: \$319,000

Property Type: Retail/ Warehouse/  
Cocktail Lounge

Building Size: 7845 SF Per Tax Records

Land Area: 1.04 Acres

Signage: Large Pole Sign on Property

Details: Lease terms: \$2,000/mo. NNN through 4/1/10  
\$3,000/mo. NNN through 4/1/13

Cap Rate: 7.5% during first year then 11.2%

Over one acre lot on the corner of E. Johnson and HWY 84 just off I35. Near major retail/shopping/hotel area. Great street access and parking.

This building is currently under renovation by the tenant for use as a cocktail lounge. The interior of the building has been updated. Prior to opening, tenant must update the exterior of the building and the parking area.

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