

COMMERCIAL PROPERTY

545 N. US HWY. 83

LEAKEY, TX 78873



REAL ESTATE IS OUR BUSINESS.....  
OUR ONLY BUSINESS!



***FEATURES***

- *Modified Historic Rock Bldg. on .45 AC*
- *1800 sq. ft.*
- *Spacious Dining Area*
- *Men & Women Public Restrooms*
- *Large Kitchen*
- *2 Storage/Pantry Areas*
- *Private Office Area w/Bath & Shower*
- *Great Visibility from US Hwy. 83*
- *Road Access on 3 sides*

**FRIO CANYON  
REAL ESTATE**

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This property is the former home of the popular Vinny's Italian Restaurant. Situated on nearly one-half acre, the location boasts excellent visibility and road access on 3 sides. The 1800 sq. ft. building is ADA approved with security system, 2 5-ton A/C units, and emergency and exit lighting. It houses a spacious dining area (room for 52 diners as currently set up), a large kitchen, 2 storage/pantry areas, and a private office featuring a full bath and a 1.5 ton split A/C unit. There is plenty of room for parking and future expansion. (If desired, the recipes, furnishings, fixtures and equipment of Vinny's Italian Restaurant business can also be purchased.)

**\$295,000**