



120 W. MAIN STREET DENISON, TX 75021 OFFERED BY BERTHOLF COMMERCIAL

BERTHOLF
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FOR MORE INFORMATION, CONTACT
BERTHOLF COMMERCIAL REAL ESTATE
TERRIN BERTHOLF & NOEL COBB
(903) 818-7946 NOEL@BERTHOLFCRE.COM



DETAILS

- **For Lease - Updated restaurant space with historic charm**
- **Features 19th-century hardwood floors, exposed brick/stone, and preserved architectural details.**
- **Includes commercial kitchen with vent hood, grease trap, FRP wall panels, and commercial-grade tile.**
- **Two commercial bathrooms with period-appropriate fixtures.**
- **1,500 sq ft of basement storage for flexible operations.**
- **Upgraded plumbing, electrical, and lighting systems throughout.**
- **Optional second-floor lease ideal for private events or dining, with private office and bathroom.**
- **Over 100 free public parking spots within 400ft of the building**
- **\$3,500/month plus NNN expenses**

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*THERE IS AN OPTION TO LEASE THE SECOND FLOOR (PICTURED BELOW) WHICH IS IDEAL FOR ADDITIONAL DINING OR PRIVATE EVENTS, COMPLETE WITH A PRIVATE OFFICE AND BATHROOM.



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