



5427 Broadway Avenue J, Galveston, TX 77551

\$399,000

Galveston TX Live/Work Retail Opportunity on Broadway & I-45

Retail | 1,736 SF



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Listing Added: 07/28/2022

Listing Updated: 06/05/2024



Details

Asking Price	\$399,000	Property Type	Retail
Subtype	Bar, Restaurant, Storefront	Class	C
Square Footage	1,736	Net Rentable (sq ft)	1,736
Price/Sq Ft	\$229.84	Units	2
Year Built	1958	Stories	2
Permitted Zoning	Commercial Building	Lot Size (sq ft)	3,000
Broker Co-Op	Yes	APN	2965-0003-0001-000
Ownership	Fee Simple		

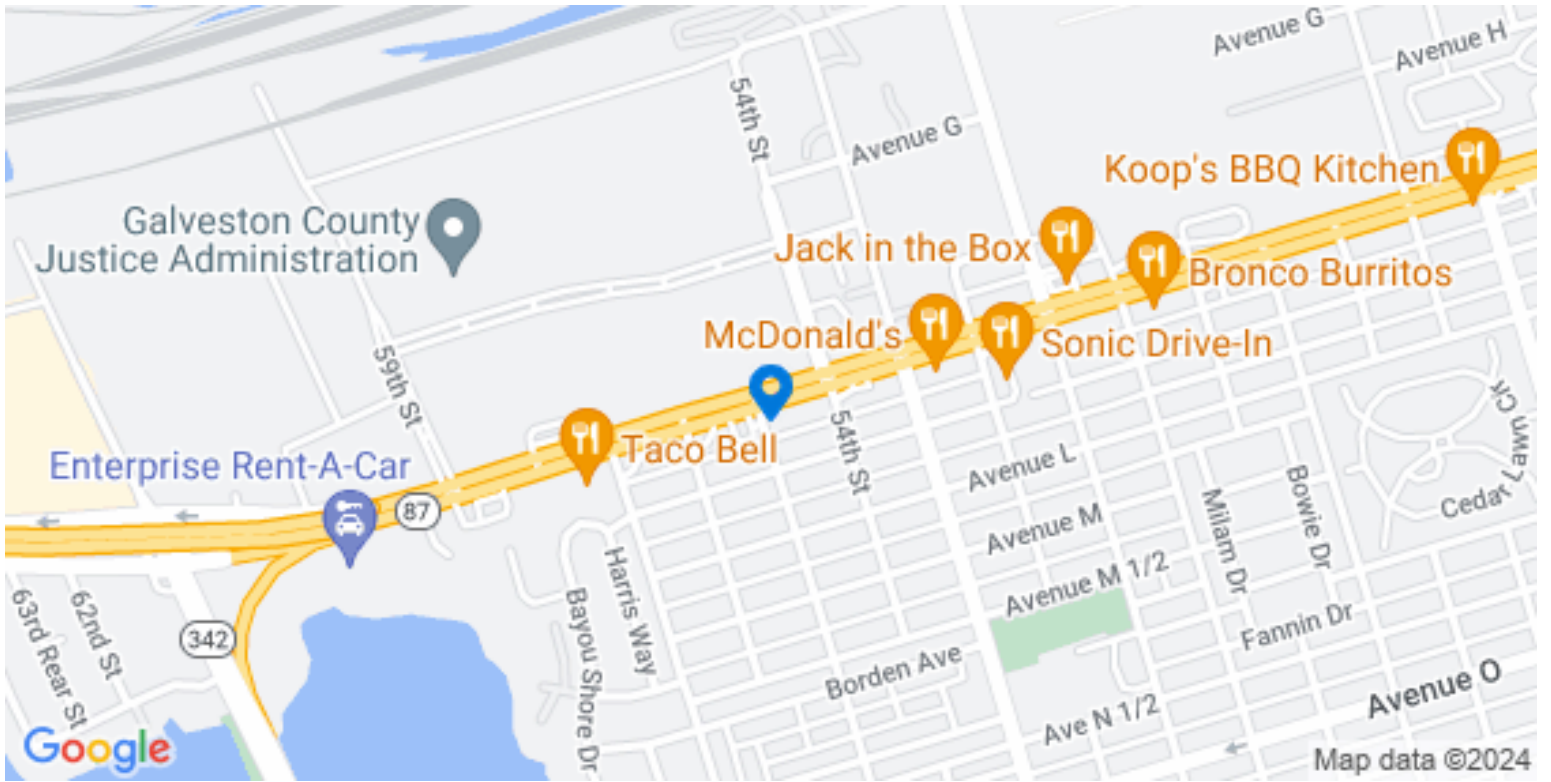
Marketing Description

Prime location Commercial Storefront Retail opportunity on a highly-visible corner lot on the main Boulevard, 5427 Broadway Street, as you enter Galveston, TX, off of I-45. Live/Work potential with a Residential apartment located above an existing Commercial Retail location. Formerly a bar, now operating as a Leon's World Famous BBQ Restaurant, and the current business has an existing Beer & Wine License, built in BBQ smoker, Commercial Kitchen, Food Preparation area, & 2-Restrooms downstairs. The upstairs apartment has 3-bedrooms, and formerly 1-bathroom that can be reinstalled. This property has a wide variety of potential uses from various Food & Beverage opportunities to a neighborhood Convenience Store (C-Store) and/or other Retail and/or Professional Office uses. Lots of on-site parking- front, rear, & side. Room for expansion on the rear half of the property and/or add onto the existing 2nd story. All existing equipment and business components can be included in the sale and/or removed. Located across the street from the Galveston County Courthouse & Government buildings, near Shipley Donuts, McDonald's, Sonic, Jack-in-the-Box and more. 7 Million annual visitors to Galveston Island annually- primary beach area for Houston, TX Owner is retiring.

Investment Highlights

- Prime location Commercial Storefront Retail opportunity on a highly-visible corner lot in Galveston, TX, on Broadway off I-45.
- Live/Work potential with a Residential apartment located above an existing Commercial Retail location.
- Variety of Retail & Mixed Uses, this property has a wide variety of potential uses with lots of parking- front, rear, & side
- Existing Beer & Wine License, built in BBQ smoker, Commercial Kitchen, Food Preparation area, & 2-Restrooms downstairs
- Food & Beverage opportunities to a neighborhood Convenience Store (C-Store), other Retail and/or Professional Office uses
- Located across the street from the Galveston County buildings, near Shipley Donuts, McDonald's, Sonic, Jack-in-the-Box and more.
- 7 Million annual visitors to Galveston Island annually- primary beach area for Houston, TX

Location (1 Location)



Property Photos (13 photos)

