

SINCLAIR

215 W. 3rd Street | Clifton, TX 76634



The Sinclair building for sale in historic railroad town of Clifton, Texas was built in 1922 as Sinclair Service Station. The 2890 sq. ft. building was purchased in 2010 by Kaye Robinson Callaway and renovated for use as a restaurant. During the extensive renovation process the original concrete floors, brick walls and wood rafters were kept in tact to preserve and maintain history.

Clifton is the largest city in Bosque County (pop. 18,326), located in central Texas in the United States. The city's population was 3,397 at the 2017 census.

To borrow a phrase from the Clifton Chamber of Commerce, It's a Great Life . . . When You Live It in Clifton! Located in south central Bosque County at the north end of the beautiful Texas hill country, Clifton is unabashedly described as a fantastic place for families. While the opportunity to raise a family in a value-rich setting of growth, prosperity, excellent schools, and a pleasant way of life keeps many of us here, Cliftons low crime rate, excellent health care facilities, beautiful parks and playgrounds make it a place to just kick back and enjoy the place and the people who live here. Newcomers are enthusiastically welcomed to make themselves part of a vibrant rural community that's been blessed with a rich cultural heritage.



Called a jewel in the rough by the Texas Historical Commission, the City of Clifton is a great community. Strengths and assets include the people, the multicultural heritage, the natural beauty of the area, the great location, the Bosque River, a progressive atmosphere, churches, a hospital and clinic and other healthcare service providers, a strong school district, and many active service organizations.

This outstanding commercial building has a huge industrial kitchen with commercial fixtures. The property is being sold with all of its fixtures, tables, chairs and more. See resources for a complete list of items being conveying with the sale of the building. The building is 2890 sq. ft. with a 384 sq. ft. of open porch on the west side of the building. There are (2) restrooms, (1) office, (1) wine storage area, large commercial kitchen, and bar with wine storage, POS system area and seating. The restaurants max occupancy is ~90.



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This property is located 2.5 hours from Dallas, less than 2 hours from Fort Worth, 2 hours from Austin, and 40 minutes from Waco, Texas with easy access off highway 35 from Dallas, Waco or Austin or from the Chisholm Trail in Fort Worth. With the recent growth and tourism in Waco, Texas because of the famous Magnolia Silos Clifton, Texas has also reaped the benefits. 1000s of people come to Waco monthly and with this location being a short 35/40 min drive north on Highway 6 makes it an ideal location for a thriving business. TXDOTS current construction project designed to make Highway 6 a feeder road for Interstate System to divert traffic count Clifton is predicted to continue to grow steadily in the coming years.

Property location: 215 W. 5th Street Clifton, Texas Lots: 8,9&10- 3600 sq. ft. of land (90x40)- .724 Acres

Bar(s) info:

Wine wooden wall shelves 4'6" H x 4' W

Wine wooden glass holder 2'4" H x 1'4" D x 4' W

Wine fridge 2' D x 5' W

Beer fridge 7' H x 2'6" D x 3' W

Martini/beer glass freezer 2' D x 3' W

Liquor mirror/metal wall shelves 3' H x 1' D x 7'6" W

Big bar 11' 6" W with 6 seats

Small bar near front door 9' W with 4 seats

Occupancy info:

Maximum ~ 90 people

Inside tables: (15) 4-top square tables + (2) 10-top round tables

Inside chairs: 74

Outside tables: (9) 4-top square tables

Outside chairs: 24

(3) Bathrooms: 1 employee bathroom beyond office; 1 ladies bathroom; 1 male's bathroom with toilet and urinal. Wine & liquor storeroom has its own lock inside the office (with its own separate key).



**SINCLAIR + COMMERCIAL RESTAURANT
BUILDING FOR SALE**

215 West 3rd Street, Clifton, Texas 76634 -
Bosque County

Call for price + 0.72 Acres

For more info call 972-989-5200 or 254-253-0157

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