

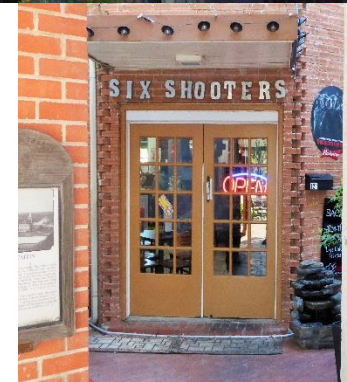
# Six Shooters Bar & Grille

121 Historic Lancaster Square, Lancaster TX



**\$245,000**

**Income Producing Property in OLD HISTORIC LANCASTER SQUARE!** This vibrant bar & grille is open six days a week and serves all of Central Lancaster. The SALE includes the Building, Inventory, & Equipment.



In OLD HISTORIC LANCASTER SQUARE



Two Dining Areas: You can eat in the original building or dine in the sports bar room. All together seating capacity is up to 100 diners.



Or sit Outside



# Hi View

REAL ESTATE

Farm & Ranch, Commercial, Land and Homes

Robert Smith

Cell: 214-454-4111

robert@hiviewrealestate.com

Brett Hess

Cell: 214-207-5431

brett@hiviewrealestate.com



The KEY to any successful restaurant is the atmosphere. Every Friday & Saturday nights, it's Karaoke or "LIVE" Music Acts. The full service bar keeps your thirst quenched.



Starting with a breakfast menu and going to lunch & dinner, there are plenty of choices for the hungry ones. There's an oversized storage room that could be converted for expansion too!

**An UNBELIEVABLE opportunity to take a thriving business and double the RETURN!**



## APPETIZERS & EXTRAS

### THE TRIO

3 Sliders, 6 Onion Rings

& 3 Cheese Sticks \$8.49

Cheese Sticks (6) \$4.69

Chicken Nuggets (8) \$2.69

Pepper Poppers (6) \$3.50

Fried Mushrooms (10) \$4.69

Chilli Cheese Fries \$4.95

Fries/Onion Rings (6) \$2.69

Fried Onion Straws \$2.69

Fried Okra \$2.75

Chilli Cheese Hot Dogs \$5.49

3 Soft Tacos w/ fried shrimp,

lettuce, tom, and cheese \$6.99

Chicken Wings w/ fries 10 for

\$12.79 (garlic parm or korean bbq)

Southwest Egg Roll \$4.99

Chicken Tenders w/ waffle or fries \$5.99

**KIDS MEALS \$ 6.99**

CHOICE OF

1. CHICKEN NUGGETS w/ Fries

2. CHEESE BURGER w/ Fries

3. GRILLED CHEESE w/ Fries

### DRINKS

Fountain and Tea (sweet & unsweet) \$1.79

Coffee \$ .99

Milk \$1.89

Orange Juice and Cranberry Juice \$2.99

**MILKSHAKES** (vanilla, chocolate, strawberry)

\$5.00

## BASKETS

*all baskets come with fries and drink*

### COWBOY BURGER

1/2 pound patty smothered with mushrooms, onions swiss cheese \$8.99

### THE MAVERICK

patty stuffed with jalp, onions and pepper jack cheese, topped w/pepperjack cheese grilled onion \$8.99

### CLASSICS

Single patty burger \$6.99

Double patty burger \$8.99

add cheese for just \$.50 extra!

### LONGHORN BBQ BASKET

Beef Brisket Sandwich w/ Slaw \$10.99

### CHICKEN FRIED STEAK

w/ garden salad \$10.99

### FRIED CATFISH FILLETS

**2 PCS \$9.75 OR 3 PCS \$12.75**

w/ fries, hush puppies, toast

Extra Fish Filets \$3.00 ea.

### FRIED SHRIMP (POPCORN)

**15 pc \$8.75 OR 30 pc \$16.85**

w/ fries, hush puppies, toast

### 3PC FISH & 6 SHRIMP

w/ fries, hush puppies, toast \$15.75

### PHILLY CHEESE STEAK Sandwich \$8.75

extra meat \$2.99

### GRILLED / FRIED CHICKEN Sandwich \$7.99

extra meat \$2.99

### FALAFEL Sandwich \$7.95

## SALADS

*all salads come w/ L.Tom,Cuc,Egg&Cheese*

Fried Shrimp Salad \$ 7.50

Grill/Fried Chicken \$6.75

Chef Salad \$ 5.75

House Salad \$4.95

## CLUB SANDWICHES

Choice of Turkey OR Ham

w/ Bacon, L&T \$7.99

add cheese for just \$.50 extra!

## FAJITAS

Chicken \$13.99, Beef \$14.99, Shrimp \$15.99

## LOWER CALORIE MENU

### SOUTHWEST GRILL

Grilled Chicken w/veggie medley and mashed potatoes \$10.99

### SANTIAGO'S CATCH

Grilled fish w/ grilled onions, peppers, mushrooms, and tomatoes on bed of rice pilaf \$10.99

BLT Sandwich \$6.99

## VEGETARIAN

PASTA SHELLS w/ grilled veggies and your choice of marinara or alfredo sauce \$7.99

### MEDITERRANEAN PLATE

(hummus, babaganouj, 4 falafal, and 3 stuffed grape leaves) \$12.99 (add meat for \$2.99)

## DESSERTS

PECAN PIE \$3.99

CHEESECAKE \$3.99

CHOCOLATE CAKE \$3.99

11/2/2015



## Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Hi View Real Estate</u>	<u>9004146</u>	<u>info@hiviewrealestate.com</u>	<u>(469)517-0012</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Andrew Garrett</u>	<u>0588777</u>	<u>andrew@hiviewrealestate.com</u>	<u>(972)921-1594</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Brett Hess</u>	<u>0524118</u>	<u>brett@hiviewrealestate.com</u>	<u>(214)207-5431</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Robert Smith</u>	<u>653030</u>	<u>robert@hiviewrealestate.com</u>	<u>(214)454-4111</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)