

CONVENTION CENTER AREA BAR

113 San Jacinto Blvd.

Austin, Texas 78701



±4,600 Square Feet
Valet Parking
Recent Remodel
State of the Art Lighting
And Sound System
Prime Location
Cold Fog System
Granite Bar
Vendor Supplied Fountain System
Security System including
Seven Video Cameras
Covered Patio
\$189,000.00

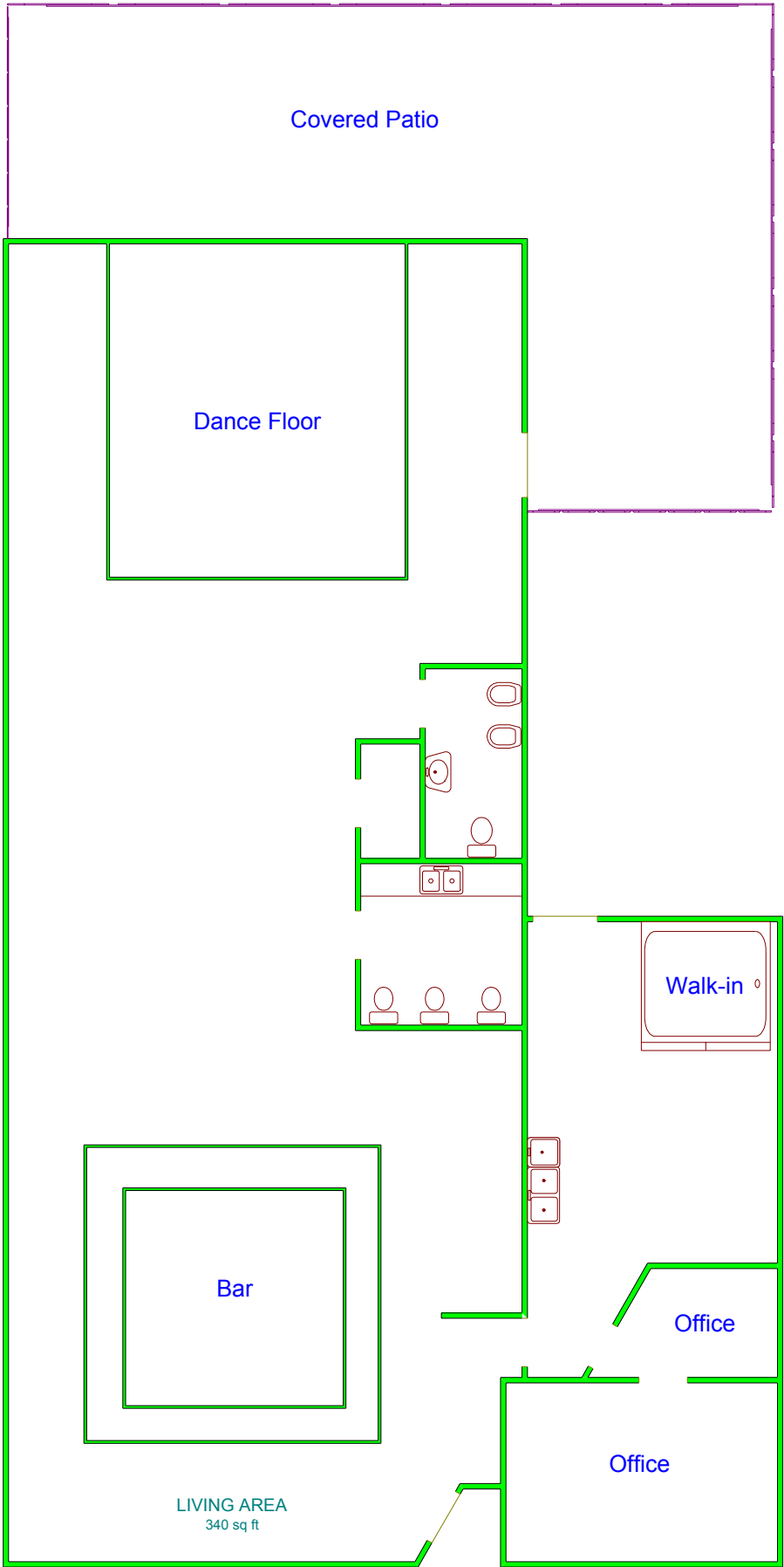
The Cockpit (business only), located at 113 San Jacinto, is for sale. The building is ±4,600 square feet plus a patio area. They provide valet parking and have paid for the annual permits recently. The interior has recently been remodeled, including computer controlled sound and video system, new monitors and cold fog system for the dance floor. The bar has granite counter tops. There is a walk in cooler plus a vendor supplied gun system. Also included is a video security system with 7 cameras. The Lease has recently been extended for 5 years. The base rate is \$5,500.00 per month plus \$1,100.00 T&I. Valet parking is \$1,000.00 per month. The owner is willing to enter into a management agreement so a new owner can operate under the current liquor license until they receive a new license. Please call to arrange a viewing.



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