

## East Austin Investment Property

### For Sale: Former Assisted Living Facility

14008 FM 969 ( E Martin Luther King ), Austin, Texas 78724 ( Mapsco 618, Grid M) - **UNRESTRICTED PROPERTY IN AUSTIN ETJ. Major retailer committed to purchase adjoining parcel. Ground floor opportunity for your home based business. Bring your Austin buyers looking for something unique.** Recently renovated Hacienda compound for sale. Former 8 bed/8.5 bath assisted living center and 2 story guest house with a 2 bed/1 bath residential unit per floor. Property is located on 1.5 acres. Owner occupies two rooms and leases out 10 rooms for about \$4,000/month gross. Other potential uses include office, bed and breakfast, nursing home and child day care center. Facility features include: Full service kitchen with newer appliances; Family dining/den areas; Facility dining/den areas and laundry room; Covered patio; Shaded courtyard; Mature landscaping with water well, Multiple storage/out buildings; Newer roof; and Newer air conditioning system. Close proximity to Texas 130. Water and wastewater serves the property. Asking price is \$415,000. Call RE Broker Mark D. Blake at 512-293-1041 today for additional information and a property tour.

The information contained herein was obtained from sources believed reliable; however Mark D. Blake makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease without notice.



For Sale: Former  
Assisted Living Facility

Mark D. Blake  
Commercial Realty  
PO Box 160494  
Austin, Texas 78716-0494  
Phone: 512-293-1041  
Fax: 512-327-6676  
Email: [markdblake@aol.com](mailto:markdblake@aol.com)  
Website: [www.markdblake.com](http://www.markdblake.com)



