

For Sale: Beautiful Spicewood Property

Hill Country Office Warehouse Opportunity

2214 Bee Creek Road, Spicewood, Texas 78669 (Mapsco 560, Grid T) - Warehouse with 4 fenced acres located in the heart of Austin's hot growth area where several major residential developments are under way. Warehouse is 80' by 40', 3,200 SF which includes 800 SF of office area. Building has 16' high exterior walls, a gambrel roof providing a 32' height in the center, two 14' by 14' roll up doors, and two (2) 4' foot walk in doors. Bottom office area has a 2.5 ton AC/gas furnace, two toilets, bathtub, two sinks, and washer/dryer hook-ups. Above office is a 800 SF storage area which has plumbing stub outs for a living or office area. Warehouse is wired with three phase power and large cfm Quincy air compressor will convey. Property is ideal for an electrical, cabinet-making, AC, plumbing, etc. shop with office and living quarters. There is 50 amp RV plug and septic dump station on side of shop. Owner will finance with credit approval, 15% down payment, 8% interest, 30 year amortization, 5 year balloon. Asking price is \$285,000. Call RE Broker Mark D. Blake at 512-293-1041 today for additional information and a property tour.



Excellent Live/Work
Opportunity

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