

SOLA Investment and Leasing Opportunity

Hip SOLA Office/Retail Building

2708 S. Lamar, Austin, Texas 78704 (Mapsco 614, Grid G) - Hip SOLA office retail building for sale! 4,800 SF of office space and 4,000 SF of retail space. Owner would like to continue leasing the upstairs for 2 years after closing while he builds a new building. Asking price is \$1,500,000 firm. Projected net income is about \$146,000 and cap rate is around 10%. Also, 1 upstairs suite for lease at \$400/month full service. Has front of building entrance and easy access to the conference room. Call Mark D. Blake at 512-293-1041 for additional information on this South Austin office/retail building.

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SOLA Investment Opportunity

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