



## Retail Property for Sale 326 E. State Hwy 29 317 E. Vaughn, Bertram TX 78605



**Price:** \$375,000

**Building Size:** 2,560 sqft (per tax office)

**Hwy 29 frontage:** +/- 94 ft.

**Property Type:** Retail

**Property Sub-type:** Office/residential

**Property Use Type:** Office

**Commission Split:** 3%

**Tenancy:** Multiple

**Lot Size:** 5,167 sqft

**Call Bill Luedecke @ (512) 577-1463**

**For an appointment**

### **Property highlights include:**

- ◆ 2,560 sq. ft.—2, 320 ground floor; 240 sqft “eagle’s nest” type office on 2nd floor
- ◆ **LARGE** Reception area
- ◆ Completely remodeled in 2005: new roof and all new Interior
- ◆ 12 concrete parking spaces in front (Hwy 29); one for handicap in front. 3 additional parking spaces in rear (off Vaughn)
- ◆ Currently 5 offices, potential of 7
- ◆ Conference room
- ◆ Full kitchen/ break room area
- ◆ 2 bathrooms
- ◆ **LARGE** storage room
- ◆ All city utilities along with high speed internet.

Additional photos available upon request.





## Street to street.

Frontage on Hwy 29 and frontage on East Vaughn.

**Location:** ON Hwy 29

“next to the R. Bank”

Burnet: 10.6 miles west

Liberty Hill: 9.9 miles east

Marble Falls: 23.5 miles southwest

Georgetown: 24.8 miles east

Cedar Park: 24.9 miles southeast

Downtown Austin: 44 miles south

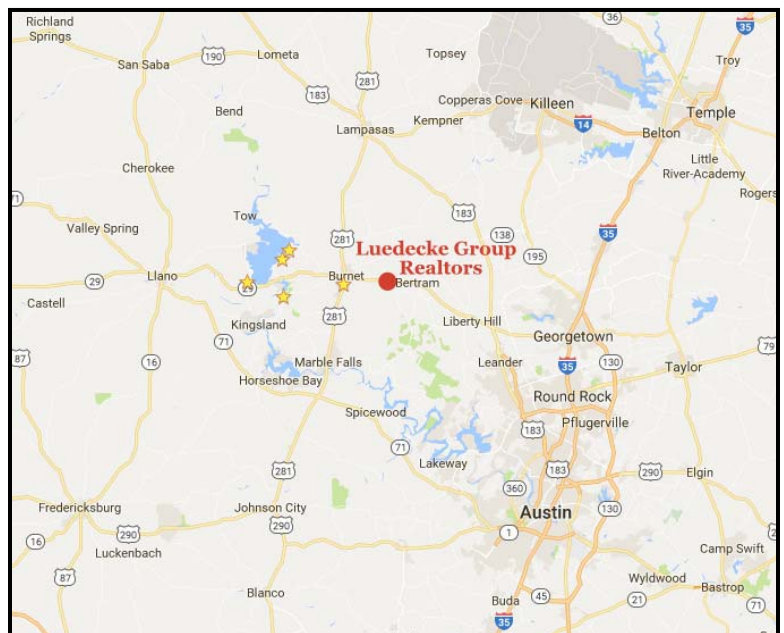
## Prime commercial property

### Bertram Texas

This property has +/- 94 feet of frontage along the south side of State Highway 29 in downtown Bertram and with rear access of +/- 94 feet of frontage along the north side of East Vaughn Street, the main thoroughfare through town.

Property could be split into two separate spaces, each with a bathroom and private entrance (s). Prime location and potential for various commercial or retail uses.

Additionally, this property currently has 5 offices, two of which could be divided with a potential of 7 offices.



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