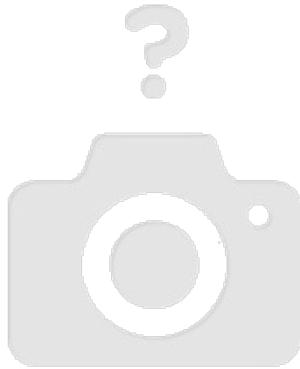


Multi-Purpose Space + - 3600 sqft on + - 4.34 Acres FOR SALE or LEASE



906 S PACE BEND RD, SPICEWOOD, TEXAS 78669

COMMERCIAL • RETAIL • FOR SALE OR LEASE



SALE PRICE **\$915,000**
LEASE RATE **\$0.12-\$12.00/SQFT NNN**
SALE TYPE **NET LEASE INVESTMENT**
ZONING **NONE**
BLDG TYPE **SINGLE TENANT**
STATUS **EXISTING**
YEAR BUILT **1980**
STORIES **1**
CAP RATE **9.18%**

ANNUAL TAXES **\$6,763.49**
GROSS BLDG **3,600 SQFT**
CONTIG SPACE **3,600 SQFT**
LAND AREA **4.34 ACRES**

TWO LOTS TOGETHER CONSISTING OF APPROXIMATELY 4.34 +/- ACRES WITH A 3600 +/- SQ FT WAREHOUSE STYLE STEEL BUILDING ON CONCRETE SLAB. PARCEL A IS THE "BACK" PARCEL AND CONSISTS OF APPROXIMATELY 3.33 +/- ACRES AND THE MULTI-PURPOSE SPACE BUILDING SITS ON THIS PARCEL. THE BACK PORTION OF PARCEL A IS SURROUNDED BY A CHAIN LINK SECURITY FENCE. PARCEL A ALSO HAS ACCESS EASEMENT ON THE BACK PORTION OF THE 3.33 ACRES THAT GIVES ACCESS TO OLD TATUM ROAD. PARCEL B IS THE "FRONT" PART OF THE TWO

IMPROVEMENTS

LOTS AND CONSISTS OF
APPROXIMATELY 1 +/- ACRES.
PARCEL B HAS APPROXIMATELY
208 +/- OF FRONTAGE ON S PACE
BEND ROAD.

NET OP INC \$84,000
MARKET AUSTIN
SUB-MARKET SOUTHWEST
ABS 2455 SUR 512 BAILEY T B ACR
LEGAL DESCR 3.34 +/- ALONG WITH LOT 2
MANSELL ROBERT E SUBD

- -Level property, shaded, plenty of parking, beautiful sunsets
- -Rustic and cozy, relaxed hill Country hangout
- -A hidden jewel on the outskirts of Lake Travis that is family and pet friendly
- -Fire pits and food trucks
- -Room for boat and/or RV storage
- -Three Phase Power – Two Separate Electric Meters
- -City of Briarcliff Water - Two Separate Water Meters
- -On-site water storage for fire control by Fire Department - Approximately 19,000 gallons.
- -8 ft security fence with barbed wire on back lot
- -Rear lot is 3.34 +/- acres and is capable of leasing for \$1500/month.
- -Front lot (contains approx 200 feet of frontage) is capable of leasing for \$2000/month.
- -Warehouse style bar leased for approx. \$3500/month.
- -Topography of property has been described as, shaded, plenty of parking, beautiful sunsets.
- -Rustic and cozy, relaxed hill country atmosphere.
- -A hidden jewel perfectly situated on the outskirts of Lake Travis.
- -Family and pet friendly.
- -Fire pits and food trucks.
- -Room for boat and/or RV storage.
- -8 ft security fence with barbed wire on back lot.
- -Two separate meters with Three Phase Power
- - Two separate meters with Briarcliff Water

Martin A. Gibbs, R.Ph.

Associated Broker
KW Commercial | Lake Travis

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The information contained herein has been obtained from sources believed to be reliable but carries no guarantee, warranty, or representation as to its accuracy. Parties to any real estate transaction should independently verify all information and seek the advice of legal, tax and real estate professionals.