

CENTURY 21[®]

Judge Fite Company



609 W YOUNG STREET

LLANO, TX 78643



\$399,000



4,601 sqft

DESCRIPTION

HUGE PRICE REDUCTION: HWY 29 WEST: A HIGH TRAFFIC COUNT PROPERTY commercial building 4,601 sq ft. plus a breeze way of 551sq ft. previously used for swimming pool displays etc CORNER LOT on major highway, 1/4 of a city block. Very high visibility, perfect for a business in this growing Hill Country town. Several excellent restaurants close by, gas stations, grocery store, and other businesses. Presently building is used for rental offices, with the possibility of adding additional offices in a 2,400 sq ft. area. Property has a metal roof, tile, and concrete flooring, central AC/Heating, some walls with built -in shelving, and a large, paved, parking lot. GREAT INVESTMENT PROPERTY Priced at \$399,000. Call for appointment for showing.

PROPERTY TYPE: Commercial - Retail

MLS STATUS: Pending

MLS: 5691954

YEAR BUILT: 1960

COUNTY: Llano

TRACT OR SUBDIVIION: North

LIST DATE: 11/02/2023

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800.451.8055

AREA: LL

SQUARE FEET: 4,601

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 0.3

LOT SIZE (SQFT): 13,250

INTERIOR FEATURES

KITCHEN:

- None

FLOOR COVERINGS:

- Laminate
- Linoleum
- Tile

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- Asphalt
- ParkingLot

SIDING:

- WoodSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- CableAvailable
- ElectricityConnected
- FiberOpticAvailable
- HighSpeedInternetAvailable
- PhoneAvailable
- SewerConnected
- WaterConnected

ADDITIONAL PROPERTY DETAILS

LISTED BY: sherry James

PHONE: 512.793.2851

BROKERED BY: Jesse James Real Estate

century21judgefite.com

each office is independently owned and operated