

# CENTURY 21

Judge Fite Company



## 1106 BESSEMER AVENUE

LLANO, TX 78643



\$350,000



2,200 sqft

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## DESCRIPTION

1.13 Acres of prime commercial property with over 300' of Hwy 16 road frontage in the heart of Llano currently home to 11 storage units(10 x 20 each) 100% occupied, as well as a 1200 sq ft building/workshop w/ 1/2 bath & office, 3 metal carports and an outbuilding for storage. This property has endless possibilities and lots of room to add more storage units. Level, corner lot runs street to street for easy development options. Seller has estimate for cost of additional 14 storage units to be built- he will share information with new owner. \*\*Information is deemed reliable but not guaranteed. Buyer/Buyer's agent to verify all information

**PROPERTY TYPE:** Commercial - Warehouse  
**MLS STATUS:** Active  
**MLS:** 5977367  
**YEAR BUILT:** 2004  
**COUNTY:** Llano  
**TRACT OR SUBDIVIION:** Holden  
**LIST DATE:** 02/27/2025

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**800.451.8055**

**AREA:** LL  
**SQUARE FEET:** 2,200  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 1.03  
**LOT SIZE (SQFT):** 45,001

## INTERIOR FEATURES

### KITCHEN:

- None

### FLOOR COVERINGS:

- SeeRemarks

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Carport

### SIDING:

- MetalSiding

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- SeeRemarks

### UTILITIES:

- ElectricityConnected
- PhoneAvailable
- SewerConnected

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Dana Yarter

**PHONE:** 830.798.1443

**BROKERED BY:** RE/MAX of Marble Falls