

CENTURY 21

Judge Fite Company



205 S PIERCE STREET

BURNET, TX 78611



\$1,800,000



5,768 sqft

DESCRIPTION

Welcome to a rare opportunity to own a meticulously remodeled commercial property nestled in the vibrant heart of Burnet, Texas. Boasting 14 pristine offices spread across 5768 square feet, this gem stands as a testament to modernity and convenience, all while preserving the charm of Burnet's historic downtown. Recently remodeled down to the studs, this property underwent a comprehensive renovation, leaving no detail overlooked. From the sleek finishes to the state-of-the-art facilities, every aspect has been thoughtfully crafted to cater to the needs of today's discerning tenants. This property ensures a fresh start for any business looking to establish itself in Burnet's burgeoning market. Step inside to discover a plethora of amenities designed to enhance the working experience. Community restrooms offer convenience for all tenants, while a spacious conference room provides the perfect setting for meetings and collaborations. The breakfast bar area, complete with a sink, mini fridge, and microwave, offers a cozy spot for tenants to recharge and connect over a cup of coffee or a quick bite. Situated on the historic square in downtown Burnet, this property enjoys unrivaled visibility and accessibility. With 95% occupancy, this property is a testament to its desirability among tenants and investors alike. With Burnet's economy on the rise and limited commercial space available in the area, this property presents a unique investment opportunity. Whether you're looking to expand your portfolio or establish your business in a thriving community, this property offers endless possibilities for growth and success. All renovation info and P&L sheets available upon request.

PROPERTY TYPE: Commercial - Office

MLS STATUS: Active

MLS: 6080671

YEAR BUILT: 1940

COUNTY: Burnet

TRACT OR SUBDIVIION: Peter Kerr Por

LIST DATE: 04/24/2024

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800.451.8055

AREA: BU

SQUARE FEET: 5,768

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 0.28

LOT SIZE (SQFT): 12,087

INTERIOR FEATURES

KITCHEN:

- ListAvailable

FLOOR COVERINGS:

- Tile
- Vinyl

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Assigned
- Asphalt
- OffStreet
- ParkingLot

SIDING:

- Stone

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- CableAvailable
- ElectricityAvailable
- ElectricityConnected
- HighSpeedInternetAvailable
- PhoneAvailable
- PhoneConnected
- SewerConnected
- WaterConnected

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- Curbs
 - Gutters
 - Sidewalks
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LISTED BY: Kayla Runge

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BROKERED BY: eXp Realty, LLC