

CENTURY 21[®]

Judge Fite Company



1918 W STATE HIGHWAY 29 HIGHWAY

BURNET, TX 78611



\$475,000



1,311 sqft

DESCRIPTION

Welcome to a fantastic COMMERCIAL or RESIDENTIAL opportunity in the heart of the city! The property features: *Highway Frontage: 193 Linear feet of HWY 29 road frontage for maximum exposure. *Location: next to several thriving businesses in town. *Size : Almost 3 full acres that allow for plenty of storage or future build outs *Bedrooms and Bathrooms: 2 spacious bedrooms and 2 full bathrooms, providing comfortable living spaces. *Open Living Spaces: The living room, dining area, and kitchen offer an open floor plan, perfect for entertaining or for versatile usage. *Hardwood Floors: Beneath the existing carpet, you'll find original 1-inch hardwood floors waiting to be restored to their former glory. *Outdoor Features: The front yard is beautifully landscaped with mature trees, providing shade and curb appeal. The paved driveway leads to a two-car garage and a carport with storage, offering plenty of parking space for you or your business. *Location: Situated on major highway frontage, this property provides exceptional visibility and accessibility for a commercial business. The convenient location also offers easy access to downtown amenities. *Zoning: The property is zoned for mixed-use, making it ideal for a variety of residential or commercial purposes. This property is a rare find, offering great potential for both homeowners and business owners. Burnet is BOOMING with success and business, so don't miss this opportunity!

PROPERTY TYPE: Commercial - Business

MLS STATUS: ActiveUnderContract

MLS: 7333223

YEAR BUILT: 1970

COUNTY: Burnet

TRACT OR SUBDIVIION: none

LIST DATE: 01/16/2025

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800.451.8055

AREA: BU

SQUARE FEET: 1,311

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 2.99

LOT SIZE (SQFT): 130,331

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet
- Tile
- Wood

EXTERIOR FEATURES

PARKING:

- AttachedCarport
- AdditionalParking
- Asphalt
- DoorMulti
- Driveway
- Garage
- GarageDoorOpener
- Gravel
- Private
- WorkshopInGarage

YARD/GROUNDS:

- SprinklerIrrigation

SIDING:

- Brick

FOUNDATION:

- PillarPostPier

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- AboveGroundUtilities
- ElectricityConnected
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Kayla Runge

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BROKERED BY: eXp Realty, LLC