

CLIENT HANDOUT



MLS # **137969**
Price **\$309,900**
Class **COMMERCIAL / INDUSTRIAL**
Type **Commercial**
Address **320 Southland Drive**
City **Burnet**
Area **City of Burnet**
Status **Active**
Building Use 1 **Other/See Remarks**
Building Use 2 **Office Building**
Water Front **No**
County **Burnet**

This listings Info Provided Courtesy of:
CHAD NELSON - CELL: 325-207-8076
Hanszen-Bailey Real Estate Svc



GENERAL INFO

Gross Building Area **3978**
Gross Bldg. Area Source **County**
Approx. Year Built **1998**
Net Rentable Area

Water Front Type
Waterfront Footage
Owned to Water (Y/N/UK)
Approx. # of Acres **1.75**
Approx. Lot Size **1.75 Acres**
Approx. Lot SQFT

of Units
of Stories
of Parking Units
Zoning **None**
Flood Zone (Y/N/UK) **No**
Restrictions (Y/N/UK) **Unknown**
Business Conveyed (Y/N) **No**
Business Description **Office Building w/yard**
Year Established
of Employees

FEATURES

CONSTRUCTION **Wood**
COOLING **Central**
ELECTRIC **Single Phase**
FLOOR **Carpet, Hardwood/Parquet, Tile**
FOUNDATION **Slab**
HEAT **Central, Electric**
MISC. EXTRAS **Fencing, Dead Bolt Locks, Handicap Accessible, Individual Water Heat, Smoke Detectors, Storage Space, Kitchen Area**
PARKING **Gravel**

ROOF **Composition**
ROAD FRONTAGE **Paved**
SALE INCLUDES **Building(s), Land**
SEWER **Septic**
WATER **Community**
APPLIANCES **Dishwasher, Microwave, Range-Electric, Refrigerator, Water-Heater Electric**
ENERGY EFFICIENCY **Ceiling Fan(s)**
EXTERIOR **Stone, Stucco Masonry**

REMARKS

Public Remarks **Office Building with high fenced/gated industrial storage yard on the West edge of Burnet. Recently renovated 3978 Sq.Ft. office building with reception area, show room, conference room, kitchen, storage rooms, large executive office with sitting area, plus 4-5 additional office areas. Beautiful rock work and wood ceilings in Reception area. This property is in excellent condition and priced to sell. No city taxes on structure. Community water and septic; no city utilities.**