

CLIENT HANDOUT



MLS # **137976**
Price **\$174,900**
Class **COMMERCIAL /INDUSTRIAL**
Type **Commercial**
Address **322 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 **1680**
Gross Bldg. Area Source **County**
Approx. Year Built **2013**
Net Rentable Area

Water Front Type
Waterfront Footage
Owned to Water (Y/N/UK)
Approx. # of Acres **0.75**
Approx. Lot Size **.75 Acres**
Approx. Lot SQFT

of Units
of Stories
of Parking Units **15**
Zoning **None**
Flood Zone (Y/N/UK) **Unknown**
Restrictions (Y/N/UK) **Unknown**
Business Conveyed (Y/N) **No**
Business Description **Office and Storage**
Year Established
of Employees

FEATURES

CONSTRUCTION **Wood**
COOLING **Central**
ELECTRIC **Single Phase**
FLOOR **Carpet, Concrete**
FOUNDATION **Slab**
GAS **None**
HEAT **Central, Electric**
MISC. EXTRAS **Dead Bolt Locks, Handicap Accessible, Individual Water Heat, Smoke Detectors, Kitchen Area**
PARKING **Gravel**

ROOF **Composition**
ROAD FRONTAGE **Paved**
SALE INCLUDES **Land**
SEWER **Septic**
WATER **Community**
EXTERIOR **Stone, Stucco Masonry**

REMARKS

Public Remarks **Office Building with high fenced/gated industrial storage yard on the West edge of Burnet. 1680 Sq.Ft. office building with 2 private offices and large open reception area. 1 Car attached Garage. Priced to sell. No city taxes on structure. Community water and septic; no city utilities. Property is taxed by county as Commercial, but is not zoned and does not have building/usage restrictions. Adjoining Large office building with storage yard can be purchased separately or in**