

**CLIENT HANDOUT**



MLS # **143371**  
 Price **\$475,000**  
 Class **COMMERCIAL /INDUSTRIAL**  
 Type **Commercial**  
 Address **500 Buchanan Dr**  
 City **Burnet**  
 Area **City of Burnet**  
 Building Use 1 **Medical**  
 Building Use 2 **Office Building**  
 Water Front **No**  
 County **Burnet**

**This listings Info Provided Courtesy of:**  
**Cindy A Bailey - Cell: 830-613-5768**  
**Hanszen-Bailey Real Estate Svc**



**GENERAL INFO**

Gross Building Area SQFT **9200**  
 Gross Bldg. Area Source **County**  
 Approx. Year Built **1965**  
 Net Rentable Area SQFT

Water Front Type  
 Waterfront Footage  
 Owned to Water (Y/N/UK)  
 Approx. # of Acres **0.35**  
 Approx. Lot Size **.35**  
 Approx. Lot SQFT

# of Units  
 # of Stories  
 # of Parking Units  
 Zoning  
 Flood Zone (Y/N/UK)  
 Restrictions (Y/N/UK) **No**  
 Business Conveyed (Y/N) **No**  
 Business Description **Office space**  
 Year Established  
 # of Employees

**FEATURES**

CONSTRUCTION **Wood**  
 COOLING **Central**  
 ELECTRIC **3 Phase**  
 FLOOR **Carpet, Vinyl**  
 HEAT **Central**

SEWER **Septic**

**REMARKS**

Public Remarks **Super location, that's close to the center of Burnet. This 2 story office bldg and the additional office/storage bldg behind it is a rare find. The possibilities are endless.**

This information is deemed reliable, but not guaranteed.