

FOR SALE OR LEASE FREE STANDING BUILDING --GREAT VISIBILITY--



ADDRESS: 1014 E 53rd Street
Austin, TX 78751

LEASE RATE: \$ 4,500 per month (\$18.15
PSF / YR plus elec. and
janitorial)

PROPERTY TYPE: Retail / Office

SALE PRICE: \$1,000,000

SUBMARKET: North Central / Northloop
Area

GROSS BUILDING SIZE: 2,975 SF Per TCAD

PARKING: 12 spaces plus .3
acres undeveloped
land

LAND AREA: 0.5 Acres

SIGNAGE: Signage available per city requirements. Over 200,000 vehicles per day pass the building, adjacent billboard leases for \$3,900 per month.

DESCRIPTION: Free standing building with 141 feet of IH35 frontage and wonderful visibility for sale or lease. The building has been completely remodeled and updated with new HVAC, plumbing, electrical, ceilings, lighting, walls, storefront windows, and more. The interior space is clean and modern with an industrial/loft feel. Layout includes open plan, hardwall offices, kitchen/break, two restrooms, and reception area.

Great location west of I35 close to the Northloop business area, Hyde Park, UT, and the Mueller Redevelopment urban village project.

JESSE LUNSFORD
Special Agent Group, LLC
(512) 275-1555
Jesse@SpecialAgentGroup.com

