

## NW Austin Office Condo For Sale



Address: 8500 Shoal Creek Blvd.  
#102  
Austin, TX 78757



Sale Price: \$ 149,500

Property Type: Office

Sale Price / SF: \$ 138.55

Submarket: Northwest

Terms: Third Party Financing

Lease Rate: \$1,500 per month

Rentable Area: 1079 SF

Details: Wonderfully finished office condominium currently configured with one large executive office (easily divided into two large offices), another large office, reception, and break room with sink and storage space (has space for microwave and small refrigerator).

- Great windows
- Entrance to suite directly from building lobby
- Exterior brick wall extends into the suite
- Room for conference area
- Great parking
- Wonderful Northwest location on Shoal Creek near Steck.
- Separately metered electric utility account with the City of Austin
- Front and back entrance to the suite

This unit is leased through 6/30/2011

**Jesse Lunsford**

Owner/Agent

O: (512) 275-1555 F: (512) 287-4334

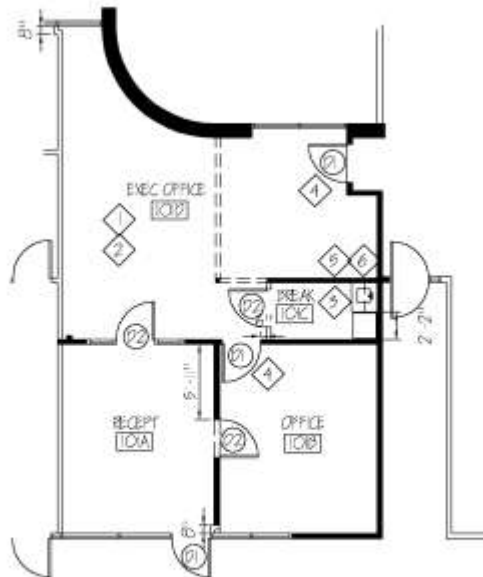
Jesse@TexasRE.net





**8500 Shoal Creek #102**

**Austin TX, 78757**



**PARTITION PLAN**

## 8500 Shoal Creek Unit 102

### Financial Information

Owner Association Dues *	\$269
Property Taxes **	\$225
Mortgage ***	\$897
Total	\$1391
Proposed Rental Rate	\$1500

Tenant or Owner Occupant pays utilities, interior maintenance and janitorial costs.

**With 10% Down, Owning this Unit is cheaper than renting.**

\* Building Insurance, common area maintenance, landscaping, structural maintenance, gas utilities, common area janitorial, etc.

\*\* .025%

\*\*\* 8% Simple interest with 10% down.

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# Map

