



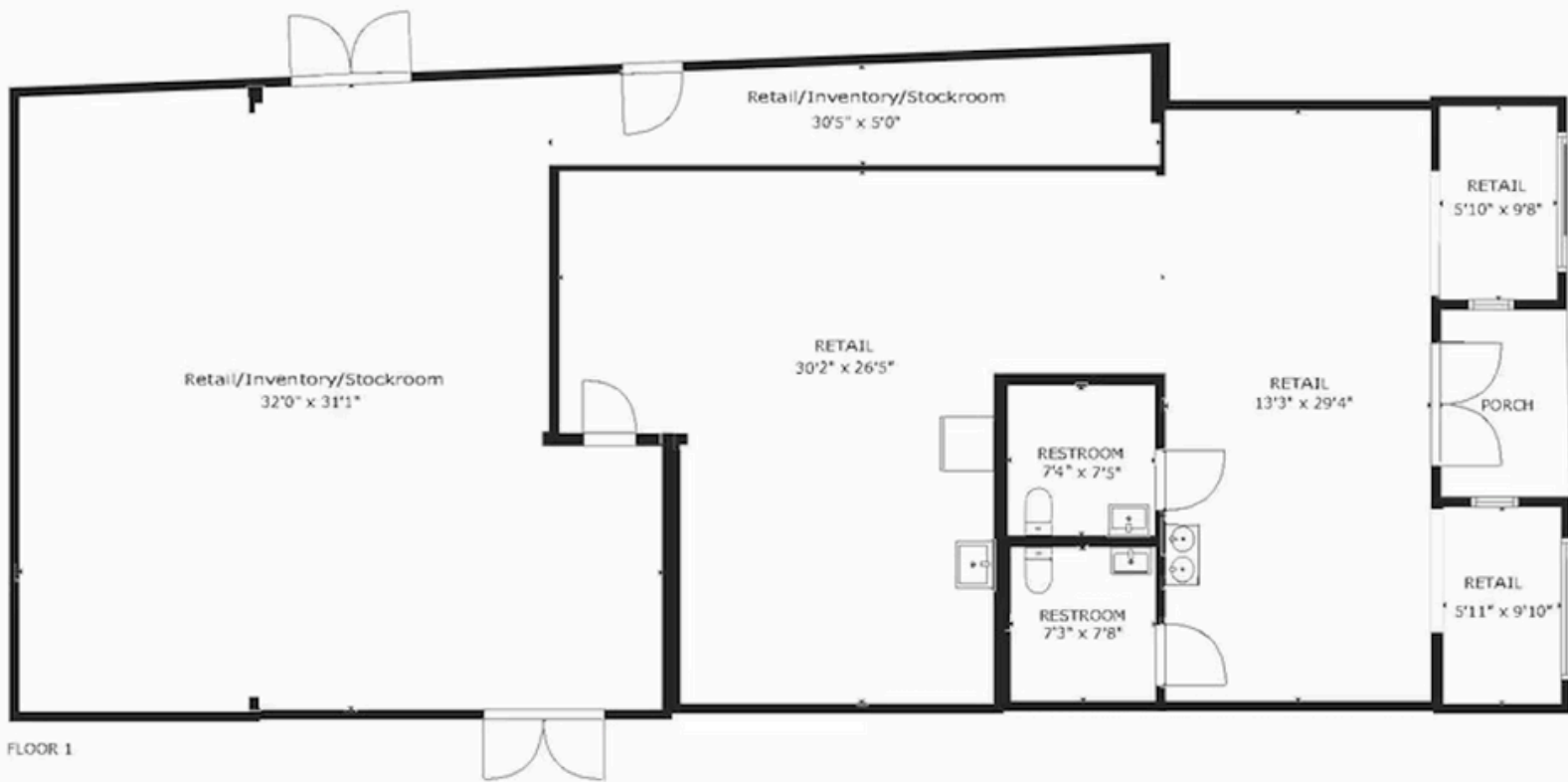
PRIME RETAIL 4612 BURNET RD

4612 BURNET ROAD, AUSTIN, TX 78756



- 2,421 SF FREESTANDING BUILDING
- $\frac{2}{3}$ RETAIL AND $\frac{1}{3}$ WAREHOUSE/STORAGE
- BONUS STORAGE BUILDING IN THE BACK
*NOT INCLUDED IN SF (WITH A WALK-IN FREEZER)
- 2 ADA RESTROOMS, BREAKROOM AREA WITH SINK
- EXISTING PYLON SIGN
- SOUTH SIDE OF THE BUILDING IDEAL FOR A MURAL
- 6 ON-SITE PARKING WITH NEARBY STREET PARKING
- ADDITIONAL PARKING POTENTIAL WITH THE REMOVAL OF THE BONUS STORAGE BUILDING
- IDEAL FOR RETAIL, SHOWROOM OR REDEVELOPMENT

- BASE LEASE RATE: \$30.00 PER SF WITH 3% YEARLY ESCALATIONS
- TAXES & INSURANCE ESTIMATE: \$8.00 PER SF
- SEPARATE TENANT COSTS: UTILITIES, HVAC SERVICE, JANITORIAL, & GENERAL REPAIRS
- LEASE TERM: FLEXIBLE FROM 1-5 YEARS



- FOR SALE PRICE: \$1.2M
- CS ZONING IS SUITABLE FOR MOST COMMERCIAL USES
- VMU ZONING OVERLAY ALLOWS FOR MULTI-STORY REDEVELOPMENT
- LOT SIZE : +/- 6,100 SF (0.14 AC)
- VERY HIGH EXISTING IMPERVIOUS COVER

