

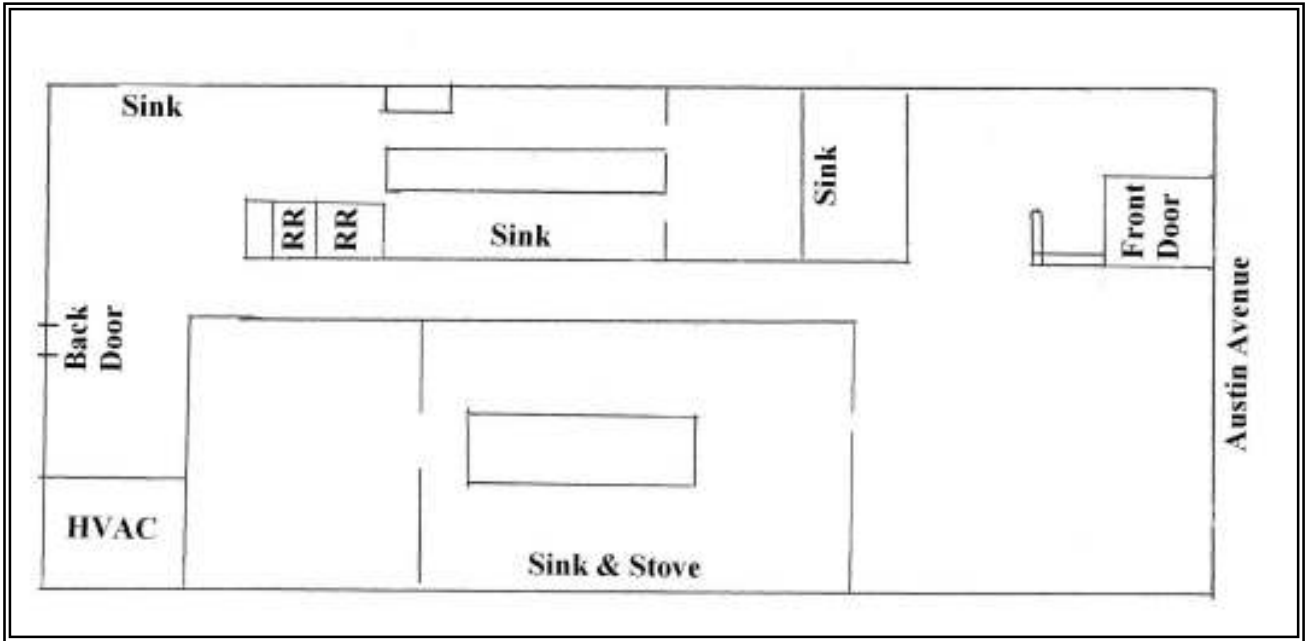
For Lease: 824 S. Austin Avenue Georgetown, Texas 78626



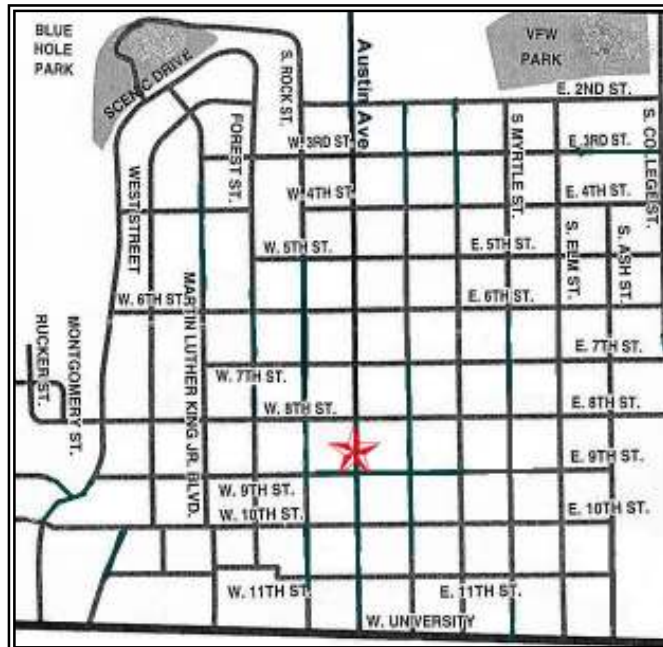
Located one block south of the Square on the corner of Austin Avenue and 9th Street. This historic building was built in the early 1900's and for many years was used as a dental office. The building has new flooring, paint and lighting. This building has been and will continue to be one of the most recognizable addresses and locations in Georgetown, with much history through the years. See Broker for details.

DEPOSIT:	\$2,000.00	SIZE:	1,790 +/- sq. ft.
EST. 2009 TAX:	\$5,700.00	LEASE RATE:	\$2,000.00 per month
MOVE-IN:	Available now	LEASE TERM:	24 to 60 months
EST. PROPERTY INSURANCE:	\$1,000.00	COMMISSION:	3% to Lessee's Agent

The Broker is submitting the attached information in its capacity as an agent and representative of the owner. The Broker makes no warranty, express or implied, as to the accuracy of the information contained herein. All information submitted is subject to change without notice as regards price, terms or availability. Additionally, the Broker has conducted no environmental investigation of the property and makes no representations regarding the environmental status of the property. The Broker STRONGLY encourages an independent examination of the property be conducted by representatives of the buyer. IN ACCORDANCE WITH THE LAW, THIS PROPERTY IS OFFERED WITHOUT REGARD TO RACE, COLOR, CREED, FAMILIAL STATUS, NATIONAL ORIGIN, RELIGION OR HANDICAP STATUS.



Not to Scale!



TURNER COMMERCIAL PROPERTIES

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