



**FOR SALE**  
**OFFICE BUILDING**  
**1603 NORTHWEST BLVD.**  
**GEORGETOWN, TX 78628**

Presented By:

**Steve Turner**  
*Representing the Seller*  
**512-930-2800**

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## FOR SALE: OFFICE BUILDING 1603 NORTHWEST BLVD. GEORGETOWN, TX 78628

### LEGAL:

AW0497, N. Porter Survey, 0.643 acres  
AW0497, N. Porter Survey, 0.8517 acres

### LOCATION:

Located on the north side of Northwest Boulevard, just two blocks west of IH-35 on the northwest section of Georgetown.

### DESCRIPTION:

Approximately 6,678 sq. ft. office building located just 2 blocks off IH-35 on Northwest Blvd. The building is a 2-story concrete structure that is situated on .8517+/- acres. In this building are 5 private offices, conference room downstairs and a large open area. Upstairs is a large open area with a restroom. The building structure is primarily concrete with some wood along the front and glass.

The adjoining lot, .6463+/- acres, is also included in the package and could also be used as additional parking or for another office structure. There is a 2,400+/- sq. ft. metal warehouse at the rear of the property with an enclosed fenced yard that is included as well.

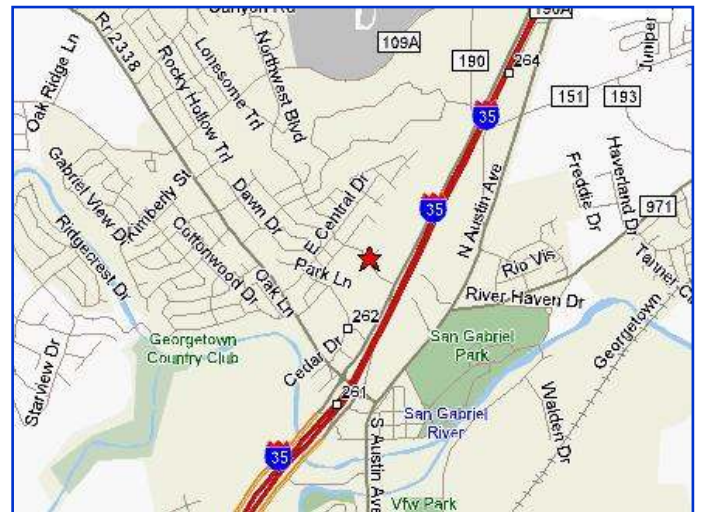
A security system is in place as well as a phone system to support 10 phone lines. A new roof was installed in April of 2003 with a 15-year warranty.

**UTILITIES:** City of Georgetown

**SCHOOL DISTRICT:** GISD

**TAXES:** Estimated 2008 - \$12,800.00

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### ZONING:

C-3 – General Commercial

### COMMENTS:

*This property is being offered for sale in its "AS IS, WHERE IS" condition.*

A very well constructed building that has substantial HVAC and 800 amps of electrical. The building has a fenced yard area for parking, storage, etc. as well as a 2<sup>nd</sup> fenced area that is a part of the 2,400+/- sq. ft. metal warehouse. The vacant lot next door could be used for expansion or construction of another building.

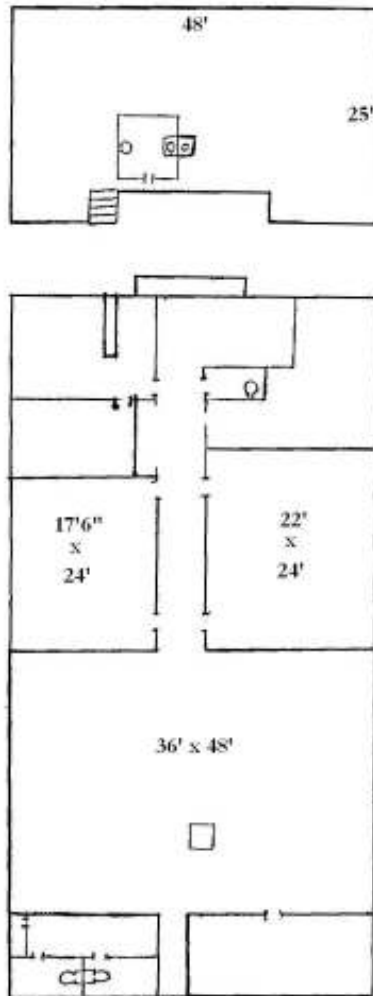
**Land Area:** 65,256+/- sq. ft. (1.5+/- acres)  
**Office Bldg:** 6,678+/- sq. ft.  
**Warehouse:** 2,400+/- sq. ft.

**PRICE:** \$795,000.00

**COMMISSION:** 3% to Buyer's Agent



**1603 Northwest Boulevard**



**Site Layout**

