



**215 WEST UNIVERSITY
GEORGETOWN, TEXAS 78626**

Presented By:

Ron Leps
Turner Commercial Properties
Representing the Seller
512-930-2800

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LEGAL: Lost Addition, Block 65 (SW/pt), Acres .31

LOCATION:

Property is located on the north side of West University Avenue (SH 29), between IH-35 and Austin Avenue.

UTILITIES: City of Georgetown

TRAFFIC COUNT: 14,500 vpd

COMMENTS:

This property is being offered for sale in its "AS IS, WHERE IS" condition. Property features 2 office buildings recently remodeled and decorated. Building A has 1,985+/- sq. ft. with 6 office spaces, conference room; break/kitchen area; work area; communication closet; plus additional storage area. Building B has 630+/- sq. ft. with 2 office spaces and a reception area. Offices in both buildings can be further divided to create additional space and are hard wired for Internet and phone service. Both buildings are handicap accessible and have rest room facilities. Building A has 6 tons of air conditioning, which is zoned.

ZONING: The property is zoned office.

SIGNAGE: In place at front of property.

PARKING: There are 8 parking places.

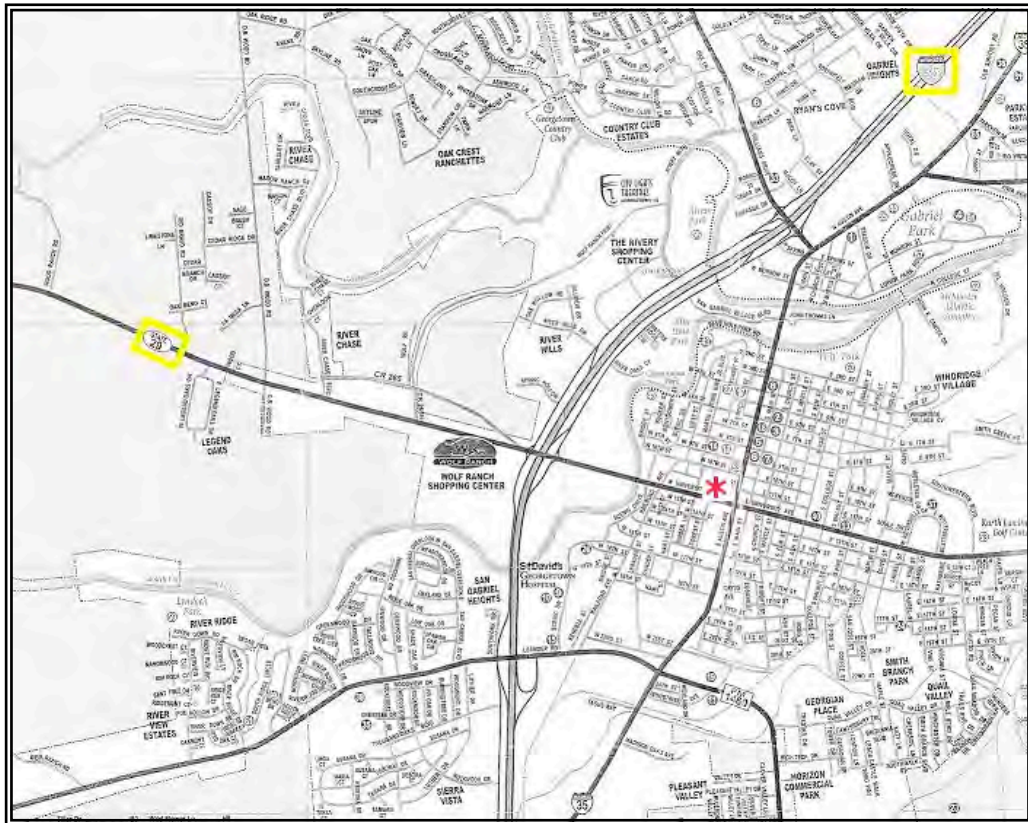
TAX: Estimated 2008 property tax - \$6,100.00

PRICE: \$525,000.00

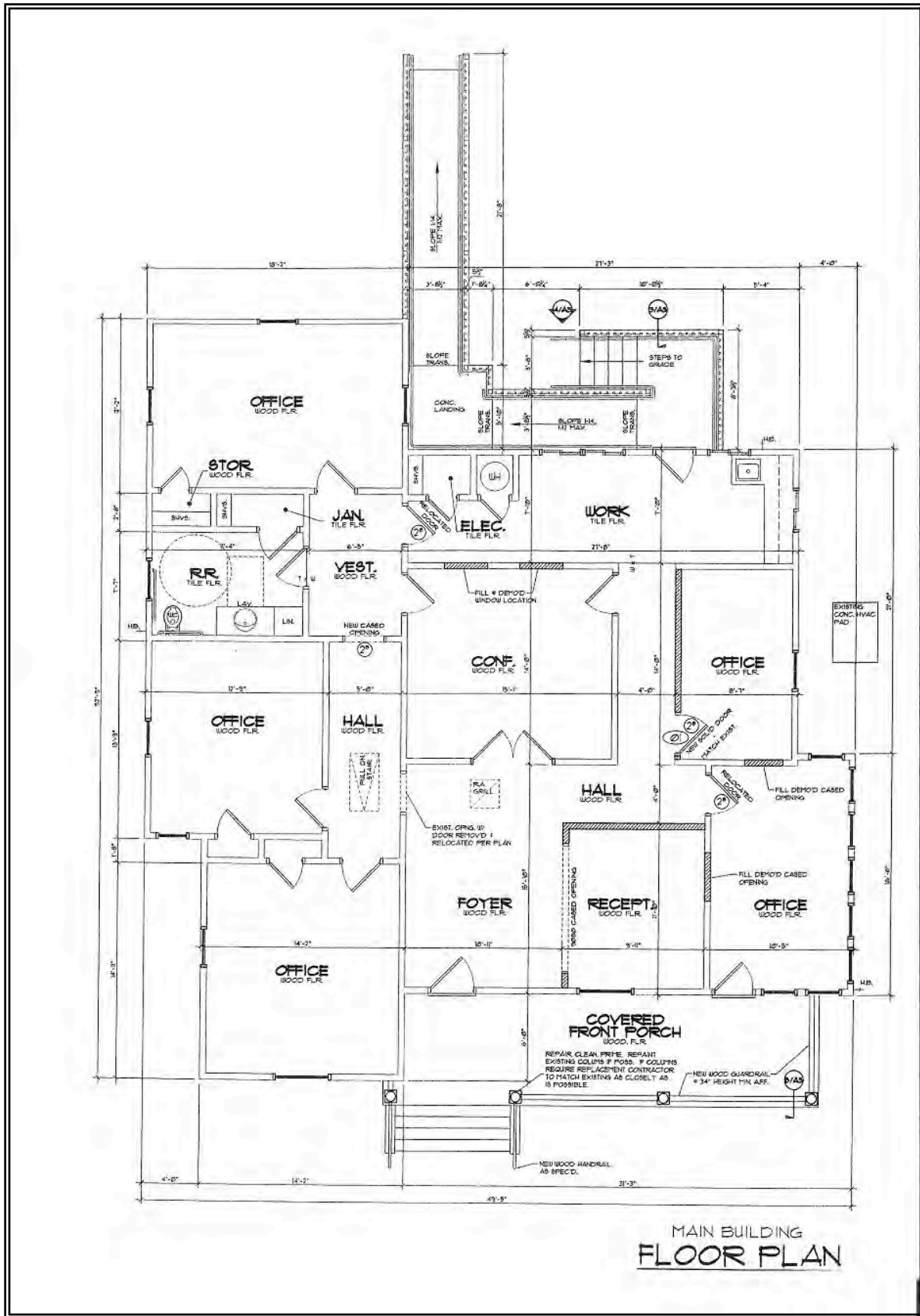
COMMISSION: 3% to Selling Broker

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PHOTOS & SITE MAP



**MAPS COURTESY OF:
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MAIN BUILDING
FLOOR PLAN

FLOOR PLAN

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