

\$1,250,000 - 1407 Nature Heights Drive, Marble Falls

MLS® #2024920

\$1,250,000

1 Bedroom, 3.00 Bathroom, 5,940 sqft
Residential on 2.06 Acres

HI-RIDGE TRAILS, Marble Falls, TX

This is a rare opportunity to purchase a move-in ready commercial building on acreage, right in the middle of Marble Falls! With nearly 6,000 SQFT under roof & nearly 2,000 heated & cooled SQFT, the highest and best usage is endless. Tucked away on over 2 acres - just a block off of Highway 281 - this partially fenced property offers tremendous privacy & easy accessibility. Built in 2021, this fully insulated shop offers 4 bays - each are 14' wide and 20' tall. There is a custom paint booth & mixing room that convey, but the paint will have to be contracted out by a third party. Just off of the covered front porch, you'll find the lobby, built-in front desk and half bathroom. Just down the hall is the spacious main office, and a door that leads to the main shop. There is another half bath for employees that can be accessed through the shop. One major highlight to note is the 2-story 1bed/1bath apartment - great income potential! Inside the fenced portion of the yard, you'll find two built-in compressors & ample room for storage and parking. There is a 16-camera security system that also conveys as well. This sale includes the real estate, paint booth, mixing booth and compressors only - additional non-realty items can be purchased on a separate bill of sale - the business does NOT convey. City water & city sewer - no septic. General Commercial Zoning restrictions apply through the city. Shown by appointment only. This won't last long!



Built in 2021

Essential Information

ListingFeed	abor_vow
MLS® #	2024920
List Price	\$1,250,000
Sale Price	\$900,000
Sale Date	April 29th, 2024
Bedrooms	1
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	5,940
Acres	2.06
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1407 Nature Heights Drive
Subdivision	HI-RIDGE TRAILS
City	Marble Falls
County	Burnet
State	TX
Zip Code	78654

Amenities

Utilities	Electricity Connected, Phone Connected, Water Connected
Features	None
Parking	Parking Lot
# of Garages	4
View	Creek/Stream
Waterfront	Creek

Interior

Interior	Concrete, Laminate, Tile
Appliances	Free-Standing Electric Range
Heating	Central

Cooling Central Air

of Stories 2

Stories Two

Exterior

Exterior Features Rain Gutters

Lot Description Cleared, City Lot, Level

Windows Insulated Windows

Roof Metal

Construction Metal Siding

Foundation Slab

School Information

District Marble Falls ISD

Elementary Colt

Middle Marble Falls

High Marble Falls