

\$1,400,000 - 20500 Fm 1431, Lago Vista

MLS® #3342864

\$1,400,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 0.80 Acres

Bar-K Ranches Sec 05, Lago Vista, TX

HIGHWAY FRONTAGE! Beautiful custom 2 story office building w/ 2500 sf up & 2500 sf down. Down divided into 3 separate offices. 2 end units larger than middle unit of 343 sf. State Farm & Independence Title occupy the end units downstairs. Highland Lakes RE occupies the upstairs (avail. to new owner). All steel construction w/ stucco & Austin stone. Extremely well maintained. Original owner. Financials avail to qualified prospects only. The current lease rate is under the market of \$18+ allowing the owner to retain industry-related tenants. Now \$16.80 PSF + NNN. Room for an increase at lease renewal. Good 1031 target.

*Pro Forma financial. Highland Lakes will honor it's lease.Restrictions: Yes

Built in 2001

Essential Information

ListingFeed	abor_vow
MLS® #	3342864
List Price	\$1,400,000
Sale Price	\$1,200,000
Sale Date	August 2nd, 2021
Bathrooms	0.00
Acres	0.80
Year Built	2001
Type	Commercial Sale
Sub-Type	Office



Status Closed

Community Information

Address 20500 Fm 1431
Subdivision Bar-K Ranches Sec 05
City Lago Vista
County Travis
State TX
Zip Code 78645

Amenities

Utilities Cable Available, Electricity Available, High Speed Internet Available, Other
Features None
Parking None
View Hills, Lake, River
Is Waterfront Yes
Waterfront Lake Front, Lake

Interior

Interior Carpet, Laminate
Heating Central
Cooling Central Air

Exterior

Lot Description Sloped Down, Near Golf Course, Rolling Slope
Roof Metal
Construction Concrete, Synthetic Stucco
Foundation Slab

Additional Information

Zoning C1