

# \$1,500,000 - 12503 Old Kimbro Road, Manor

MLS® #5099672

## \$1,500,000

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 6.24 Acres

Amberly Acres, Manor, TX

Prime opportunity to operate a storage business on 6.2+ acres, minutes from Downtown, Tesla and Samsung. Rockâ€™s Steel Door Storage LLC is a storage facility for RVs, trailers, campers, trucks, etc. \*Current tenant leases convey with acquisition\*

Business operates with minimal overhead and there is the potential to grow revenue by expanding the footprint of the operation. House on property is 1,868 SqFt with 4 bedrooms and 2 full bathrooms. Shop is 28x40 / 1120 SqFt with two additional covered parking spaces attached. New developments forthcoming all over this region of Central Texas. Property is less than a mile from US HWY 290, a major highway from Austin to Houston. Property is also conveniently accessible to Tesla Gigafactory, Samsung, and more. Buyer and Buyer's Agent To Verify All Information.



Built in 1992

## Essential Information

ListingFeed	abor_vow
MLS® #	5099672
List Price	\$1,500,000
Sale Price	\$1,400,000
Sale Date	February 24th, 2022
Bathrooms	0.00
Acres	6.24
Year Built	1992

Type	Commercial Sale
Sub-Type	Mixed Use
Status	Closed

### **Community Information**

Address	12503 Old Kimbro Road
Subdivision	Amberly Acres
City	Manor
County	Travis
State	TX
Zip Code	78653

### **Amenities**

Utilities	Cable Available, Electricity Connected
Parking	Carport, Detached, Garage, Storage, Detached Carport, Electric Gate, Enclosed, RV Access/Parking
Garages	Garage Door Opener

### **Interior**

Interior	Laminate
Heating	Central
Cooling	Central Air

### **Exterior**

Exterior Features	Sprinkler/Irrigation
Construction	Brick, HardiPlank Type
Foundation	Slab