

# **\$3,100,000 - 821 Grand Avenue, Pflugerville**

MLS® #6103958

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## **\$3,100,000**

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 0.00 Acres

windermere, Pflugerville, TX

Rare opportunity to purchase a turnkey commercial investment or wait out the leases and owner occupy for future use. Prime location in highly desired Pflugerville just a short drive to Austin and major thoroughfares and toll roads. Building One is a 1 story, multi-office complex currently configured with 12 separate rentable offices along with a conference room and kitchen/break area. Building Four is a 2 story with a mix of larger offices and smaller offices. This building also is the location for Coworking Pflugerville, a co-working office space located on the ground floor. Amenities include a conference room along with a kitchen/break area on both floors along with office seating and equipment in Coworking Pflugerville.

Buyer could keep the current office configuration or customize based on their need with the city of Pflugerville approval. Buyer to do due diligence and confirm with the city any future use plans. See agent for up-to-date information on leases in place along with Coworking Pflugerville information. Seller prefers to sell the buildings together as a package however Building Four can be purchased separately but Building One will only be sold as a package with Building Four.

Built in 2006

## **Essential Information**



ListingFeed	abor_vow
MLS® #	6103958
List Price	\$3,100,000
Sale Price	\$3
Sale Date	October 29th, 2021
Bathrooms	0.00
Acres	0.00
Year Built	2006
Type	Commercial Sale
Sub-Type	Office
Status	Closed

### **Community Information**

Address	821 Grand Avenue
Subdivision	windermere
City	Pflugerville
County	Travis
State	TX
Zip Code	78660

### **Amenities**

Utilities	Cable Available, Cable Connected, Electricity Available, Electricity Connected, High Speed Internet Available, Sewer Connected, Water Connected
Parking	Additional Parking, See Remarks

### **Interior**

Interior	Tile
Heating	Central, See Remarks
Cooling	Central Air

### **Exterior**

Construction	Brick, See Remarks
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