

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

MLS® #9264569

\$1,250,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale 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® #	9264569
List Price	\$1,250,000
Sale Price	\$900,000
Sale Date	April 29th, 2024
Bathrooms	0.00
Acres	2.06
Year Built	2021
Type	Commercial Sale
Sub-Type	Industrial
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
Parking	Parking Lot
View	Creek/Stream

Interior

Interior	Concrete, Laminate, Tile
Heating	Central
Cooling	Central Air

Exterior

Construction	Metal Siding
Foundation	Slab