

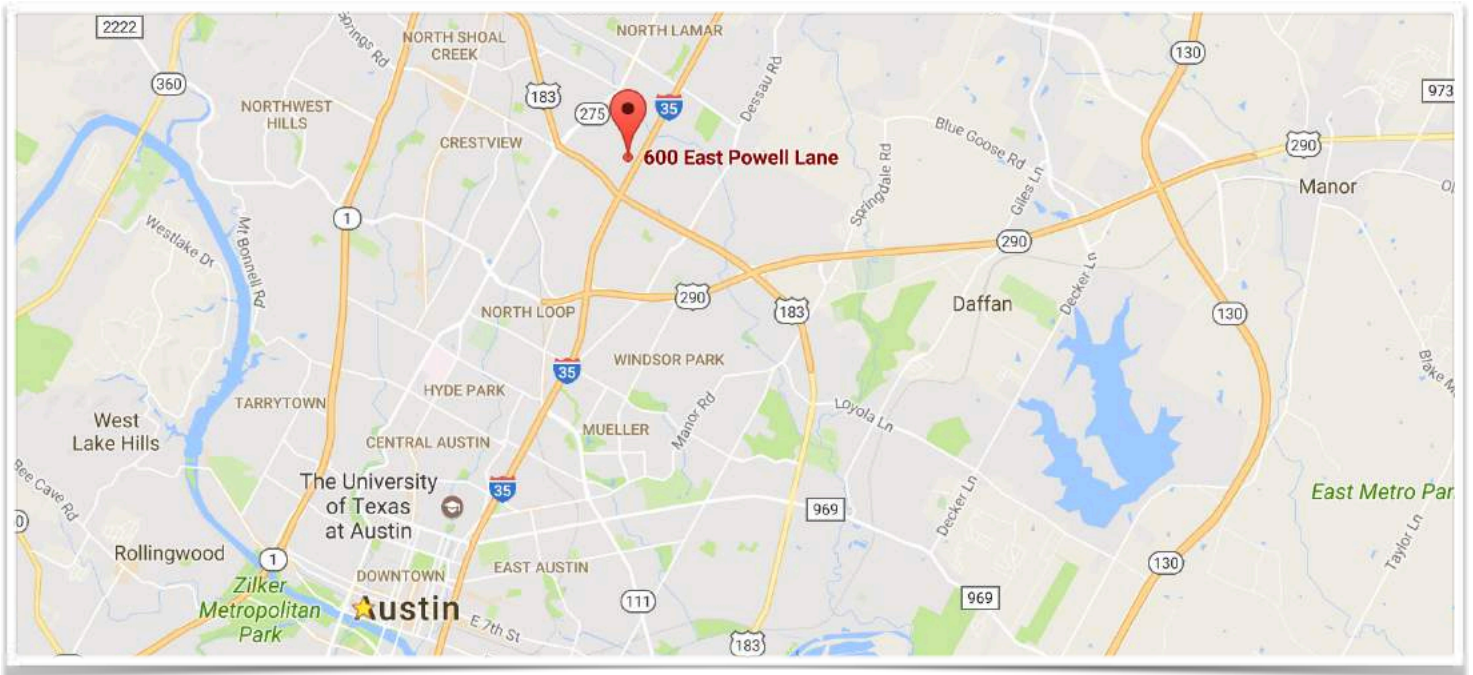
For Sale: 600 Powell Ln

Austin, Texas 78753



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SALE PRICE: \$584,000

IMPROVEMENTS (3): 6,320 SF

OFFICE: 600 SF

WAREHOUSE: 3,200 SF

WAREHOUSE: 2,520

CLEAR HEIGHT: 14-16'

LOADING: 3 semi-dock overhead doors

ACREAGE: .63 Acres; 27,443 SF

ZONING: CS

TOPO: Gently sloping north

FINANCIALS

GROSS INCOME: \$4724.14/mo (\$.75/mo)

OPEX: \$1,073/mo (\$.17)

NET INCOME: \$3651.14/mo (\$.58/mo)

YEARLY NET INCOME: \$43,814

CAP RATE: 7.5%

LEASE TERM: 3 years (exp: 11/30/2020)

LEASE ESCALATIONS: 3% per annum

LEASE TYPE: Gross + utilities

PROPERTY HIGHLIGHTS: 100% occupied

Industrial. Outdoor fenced storage yard.

Excellent location with freeway access two

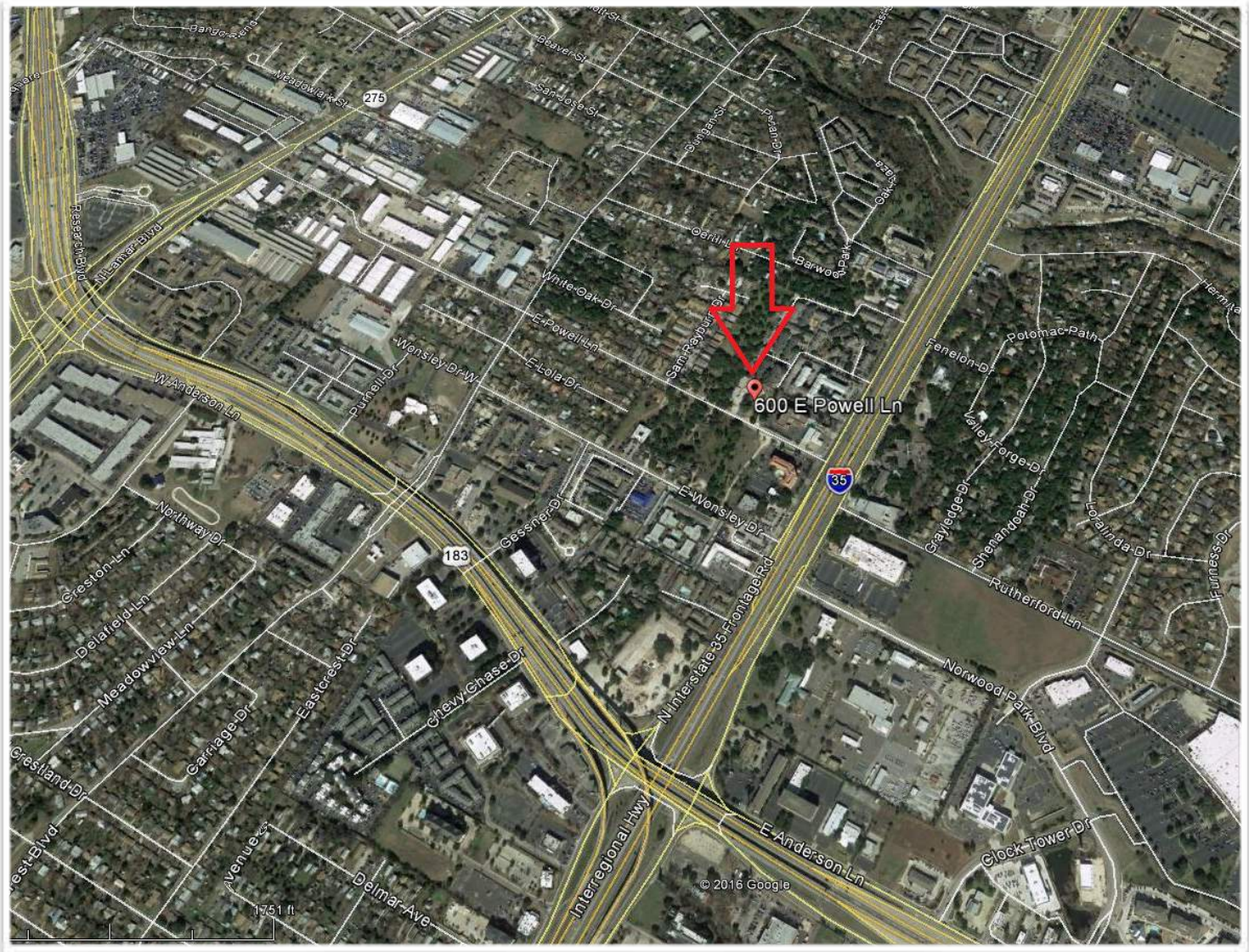
lots off IH-35; easy access to 183, 45, and

North Lamar.



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Property Area



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