



1212 Round Rock Ave,
Round Rock, TX 78681

Strategic 0.86-acre commercial investment with a versatile 2,756 sq ft building and income-generating ice machine lease in Round Rock, TX.

\$1,890,000

Property Features



2,756 sq ft space



192ft road frontage.



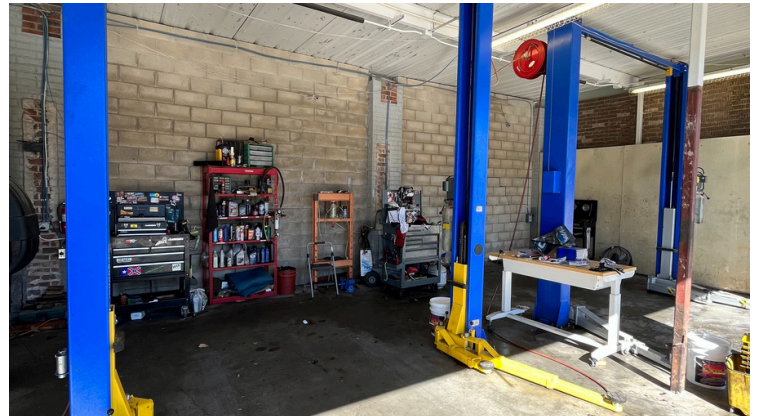
6 bays, 468sqft office



0.86 acres

PROPERTY OVERVIEW

Introducing an exceptional owner/operator or investment opportunity nestled in Round Rock, TX. This distinctive property spans 0.86 acres and hosts a thriving car servicing business. Boasting a spacious 2,756 sq ft building, this site features approximately 192 feet of prime road frontage, strategically positioned off Round Rock Ave, just west of Interstate 35. A current lease for an ice machine is in place, adding to the property's income stream. With six bays and nearly 470 sq ft of dedicated office space, this property promises versatility and potential for lucrative returns.



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OFFERING OVERVIEW

Zoning	Commercial
Asset Class	Retail
Building Square Footage	2,756 sq ft
Plot Acreage	0.86 acres
Building details	6 bays, 468 sq ft office space
Current Use	Automobile Shop
Other info	Ice Machine with current lease located on property
Average Daily Traffic Count	33,474

