

FOR SALE ±12,804 RSF

702 Shady Ln.



Contact

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PROPERTY INFORMATION

FOR SALE




 3 Replaced Commercial AC Units in 2021

 Clear Ceiling Height of 20-22 ft.

 Large Gravel Mixed-Use Courtyard

 Great Location in East Austin

 Built in Bar and Kitchen Area

 Updated Interior Painting

INVESTMENT DETAILS

FOR SALE



**702 SHADY LN.
AUSTIN, TX 78702**

Price: \$5.6MM

Land Size: 0.44 AC

Size: 12,804 SF

Tenant: Wanderlust Wine Co.

Parking: 1.71/ 1,000 SF

Zoning: CS-CO-NP

Lease Expiration: May 2031

Current Rent: \$28.00 PSF

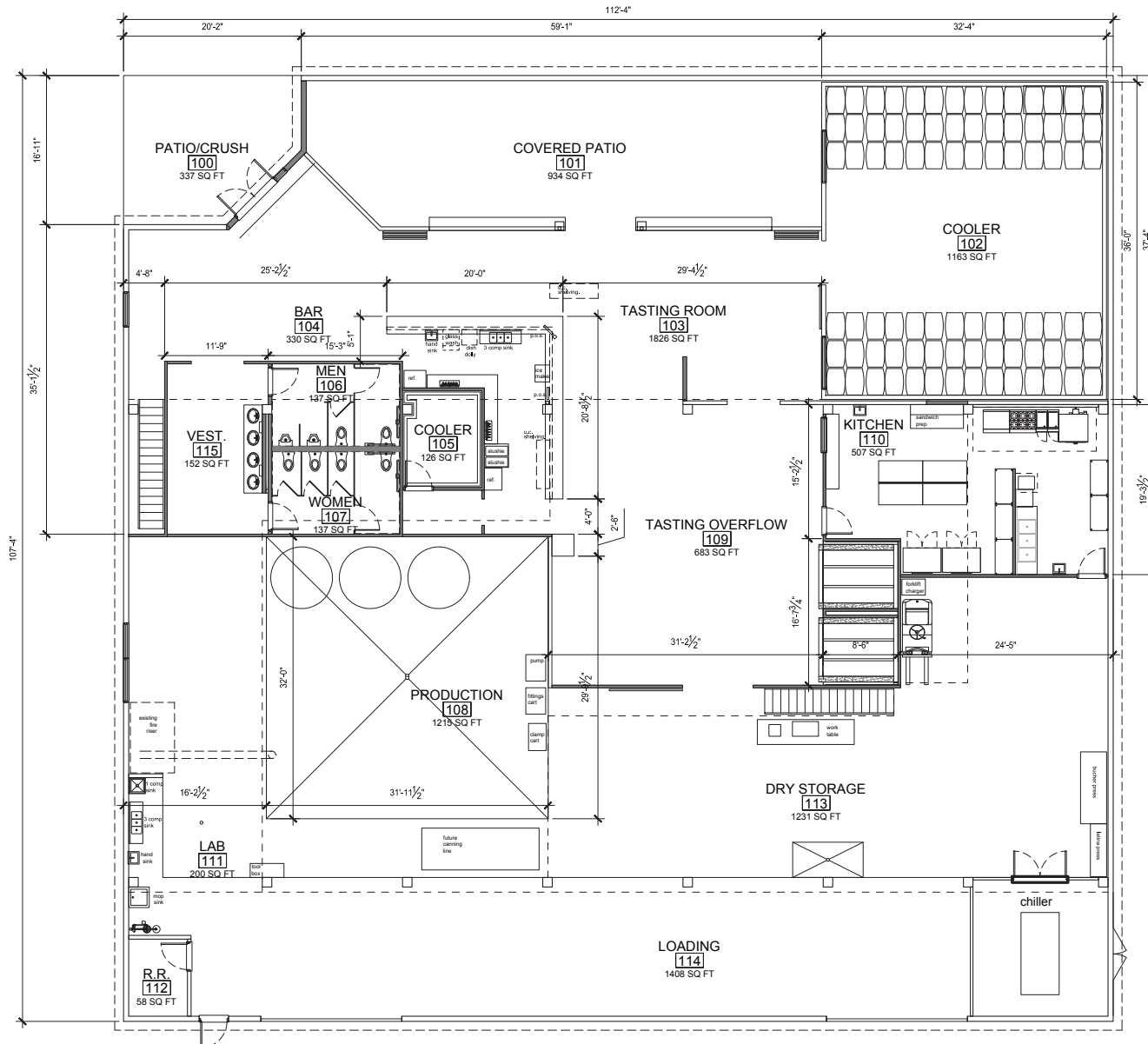
Annual Increases: 2.5%

Opex: \$6.10 PSF

FLOORPLAN

± 12,804 SF

702 SHADY LN.





RETAIL AREA MAP



 6 minutes to Austin Airport

 11 minutes to Downtown Austin



Contact Brokers

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