

2901 RR 620 N

Austin, TX 78734

FOR SALE

±8,500 SF conditioned building situated on a .78 acre parcel

±1,000 SF exterior astroturf area

±1,400 SF upstairs leased to office & martial arts studio (income-producing)

Highly accessible location near major thoroughfare & surrounding businesses

Building can accommodate a variety of uses with ability to expand SF within current footprint

Amended impervious coverage restrictions allow for additional interior buildout and/or parking

Well-maintained site & building

Bond passed to allow secondary entrance at abutting Pyramid Drive.

Profitable, established & highly rated gym business also available for purchase

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