



JUST LISTED

\$1,100,000

134-136 Goat Creek Cutoff, Ingram, TX 78025

Listing ID 118023

12 | **2/2** | **9,960**
ROLL DOORS | RESIDENCE | TOTAL SQ. FT.

Great warehouse/shop opportunity with residence. Excellent location within minutes of Kerrville, Ingram, I-10. No city taxes. The Lot 14 warehouse has 10 overhead doors, office space, bathroom, auto paint booth, primer area with fans, chillers to heat & cool, 2 hydraulic car lifts, and a second level 1000 sq. ft remodeled 2/2 apartment with central heat, air, water softener, laundry, deck and large fenced back yard. The two 2400 sq. ft. warehouse buildings on Lot 13 have overhead doors and 220 electricity. The combined properties offer plenty of exterior storage/parking space and over 3000 sf of concrete pad around the larger building. Lot 14 building was constructed in 2003, This is the perfect property for an auto repair facility, collector/restorer, cabinet maker, lite manufacturing, etc.

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